



RICHARD F. CORTEZ
County Judge

OFFICE OF THE COUNTY JUDGE County of Hidalgo

CERTIFICATES OF PLAT APPROVALS – CONSENT AGENDA

COMMISSIONERS COURT AGENDA FOR June 10th, 2025

Approval of the following Certificates:

- Certificates of Plat & Utility Status under Local Government Code Section 232.028 (b)
- Certificates of Residence Construction under Local Government Code Section 232.029 ©
- Certificates of Water Service Availability under Local Government Code Section (c) (2)

CERTIFICATES OF PLAT & UTILITY STATUS	<u>2</u>
CERTIFICATES OF RESIDENCE CONSTRUCTION	<u>0</u>
CERTIFICATES OF WATER SERVICE AVAILABILITY	<u>7</u>
TOTAL CERTIFICATES	<u>9</u>

AI-99673

Planning Department 5.0.

CC CONSENT AGENDA SPECIAL MTG

Meeting Date: 06/10/2025

Submitted For: Iliana Rocha, PLANNING DEPT. Submitted By: Iliana Rocha

Department: PLANNING DEPT.

Information

CAPTION

1. Certificate of Water Service Availability under Texas Local Government Code Section 232.029 (c) (2)
2. Certificate of Plat and Utility Status under Texas Local Government Code Section 232.028 (b)

BACKGROUND

Fiscal Impact

Attachments


GILBERTO FLORES-OSO GRANDE 4-9479
 SUGAR PHASE 1 LLC LOT 17 - 4-9548
 SUGAR PHASE 1 LLC - 4-9549
 SUGAR PHASE 1 LLC - 4-9551
 SUGAR PHASE 1 LLC - 4-9552
 SUGAR PHASE 1 LLC - 4-9553
 SUGAR PHASE 1 LLC - 4-9554
 SUGAR PHASE 1 LLC - 4-9555
 ADRIANA VENECIA 3-7099

Form Review

Inbox	Reviewed By	Date
Budget & Management		
Final Approval		
Form Started By: Iliana Rocha		Started On: 06/04/2025 03:28 PM

JUNE 2025

SUBMITTAL								
DATE	FOR APPROVAL BY						RETURNED	RECEIVED BY
06/04/25	C.COURT ON 06/10/25						DATE	STAFF
	APPLICANT	LEGAL DESCRIPTION	LOT	BLOCK	PERMIT#	REQUEST	ROUTING	BY C.COURT
							STAFF	
5/27/2025	GILBERTO FLORES	OSO GRANDE PH 2	107		4-9479	LIGHT	AA	
5/27/2025	SUGAR PHASE 1 LLC	RAMSEYER GARDENS	17		4-9548	UTILITIES	AA	
5/27/2025	SUGAR PHASE 1 LLC	RAMSEYER GARDENS	18		4-9549	UTILITIES	AA	
5/27/2025	SUGAR PHASE 1 LLC	RAMSEYER GARDENS	21		4-9551	UTILITIES	AA	
5/27/2025	SUGAR PHASE 1 LLC	RAMSEYER GARDENS	22		4-9552	UTILITIES	AA	
5/27/2025	SUGAR PHASE 1 LLC	RAMSEYER GARDENS	25		4-9553	UTILITIES	AA	
5/27/2025	SUGAR PHASE 1 LLC	RAMSEYER GARDENS	26		4-9554	UTILITIES	AA	
5/27/2025	SUGAR PHASE 1 LLC	RAMSEYER GARDENS	27		4-9555	UTILITIES	AA	


6/4/25



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9479

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
<u>Rudolph</u> Authorized Signature	<u>Fisher</u> Authorized Signature	
Inspection/Permit No: Date Approved:	<u>5/27/25</u>	<u>/ /</u>

Name: Gilberto Flores

Address: 1015 Altave Dr
Edinburg

Phone: 956 455 6300

Water Supplier: City of Edinburg

Utility Provider: M.V.E.C. AEP

Account/ESI No.: 1000137449
 Temporary Pole Permanent Service

regarding the land described as:

Oso Grande Phase 2, Lot 107

on June 10, 2025 the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared; (Date approved 3/04/25);
- yes A plat has been reviewed and approved by the Commissioners Court; (verified by [Signature]);
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by [Signature]);
- yes an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by Rudolph);
- no individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by 5-27-25);
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by [Signature]);

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez
Hidalgo County Judge

6/10/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/10/25 BMS

ATTEST: [Signature]
Hidalgo County Clerk

6/10/25
Date



PLANNING DEPARTMENT

Rev. 12-21-23

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Anthony Uresti
Director of Planning

Application No: 4-9479

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Gilberto Flores

Address: 1015 Altuve Dr. Edinburg

Phone: 956 4556300

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Oso Grande Phase 2 Lot 107

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

[Signature]
Requesting Party (Signature)

5-27-25
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of amt.

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

5/28/25
Date

[Signature]
County Official



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-9479

Receipt No.: 039875

07650-02-000-0107-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596	2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049


CCC DEVELOPMENT LLC
27129 MANUEL TREVINO RD
SAN BENITO, TX 78586
(956) 455-6300
(956) 455-6300

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: No
Setbacks: Front 20', Rear 10', Side 6', Side 6', Corner '
Special Conditions: must comply with all setbacks and regulations required by the hcpd
Description: Permit 4-9479
Price: \$200.00

- [1] Contractor: SELF
- [2] Water System: City of Edinburg
- [3] Class of Work: 01 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1613Sq.Ft.
- [5] Legal Description: OSO GRANDE PH 2 Lot 107
- [6] Location: hwy 281 and letty lane
- [7] Sewage: City of Edinburg
- [8] Construction Type: Block
- [9] Est. Cost of Construction: \$160000
- [10] Flood Zone: Zone X

Total Amount.....\$200.00

Method of Payment: Check
Check/M.O.#: 9012
Payment: \$200.00
Change Due: \$0.00
Application: alex.antons
Inspector: danny.sanchez
Receipt: alex.antons




Cashier

4/3/25
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.



Signature of Owner or Applicant

4-3-2025
Date

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: March 24, 2025

Grantor: OSO GRANDE ESTATES, LLC, a Texas Limited Liability Company

Grantor's Mailing Address (including county): 5711 N. 10th Street
McAllen, Texas 78504
Hidalgo County, Texas

Grantee: CCC Development, LLC, a Texas Limited Liability Company

Grantee's Mailing Address (including county): 27129 Manuel Trevino Rd.
San Benito, Texas 78586
Cameron County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of **FORTY FIVE THOUSAND AND NO/100ths DOLLARS (\$45,000.00)** and is executed by Grantee, payable to the order of OSO GRANDE ESTATES, LLC. The note is secured by a vendor's lien retained in favor of OSO GRANDE ESTATES, LLC. in this deed and by a deed of trust of even date from Grantee to PATRICK MOORE, Trustee.

Property (including any improvements):

LOT 107 OSO GRANDE PHASE II, an addition to the city of Edinburg, Hidalgo County, Texas as per the map or plat thereof on file and of record under Clerk's Document Number 3630619 of the Map Records of Hidalgo County, Texas

Reservations from and Exceptions to Conveyance and Warranty:

1. Mineral reservations and conveyances of record.
2. Easements of record.
3. Subdivision restrictions of record in Official Records, Hidalgo County, Texas.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantor, but not otherwise, except as to the reservations from and exceptions to warranty.

By acceptance of this Deed, Grantee is taking the Property "as is", "where is" and "with all faults", and without any representations or warranties whatsoever, express or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the property or any element thereof, including, without limitation, warranties, related to suitability for habitation, merchantability or fitness for a particular purpose; (ii) the nature or quality of construction, structural design and engineering of any improvements; (iii) the quality of the labor and materials included in any improvements; (iv) the soil conditions; drainage or other conditions existing at the property with respect to any particular purpose, developmental potential or otherwise; (v) all warranties created by any affirmation of fact or promise or by any description of the property; and (vi) all other warranties and representations whatsoever, except the warranty of title expressly set forth herein.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

OSO GRANDE ESTATES, LLC,
a Texas Limited Liability Company

By: _____

William A. Schwarz, Manager

(Acknowledgment)

State of Texas

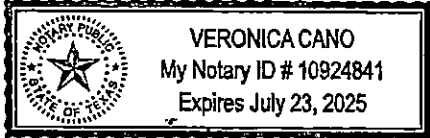
§

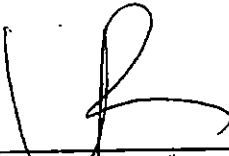
§

County of Hidalgo

§

This instrument was acknowledged before me on the _____ day of March 2025, by
WILLIAM A. SCHWARZ, MANAGER OF OSO GRANDE ESTATES, LLC, a TEXAS
LIMITED LIABILITY COMPANY.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
OSO GRANDE ESTATES, LLC
5711 N. 10TH Street
McAllen, Texas 78504



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9548

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Sugar Phase 2 LLC

Address: 1015 Texas Blvd
206 #129
Weslaco, Texas 78596

Phone: 956 378 2111
956 432 2232

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>existing OSSF</u>
Date Approved:	<u>/ /</u>	<u>05/27/25</u>

Water Supplier: Sharyland water Supply

Utility Provider: M.V.E.C. AEP

Account/ESI No.: 1003 2789 4372 5201 0
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Jesus R Valdez

Ramseyer Gardens W85' E105' N100' S100' LOT 22 0.195 AC Net

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on June 10, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Planning Department Authorized Signature

Ricardo F. Carter
Hidalgo County Judge

6/10/25
Date

ATTEST: Antonio Hernandez Jr.
Hidalgo County Clerk

6/12/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/10/25 BMS

03



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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281
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956-968-4734

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2401 N. Moorefield Rd.
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956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9548

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Jesus R Valdez

Known to me [or proved to me in the oath of _____ or through Texas Driver License (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Ramseyer Gardens
W85' E105' N100' S100' Lot 22 0.195 AC Net."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

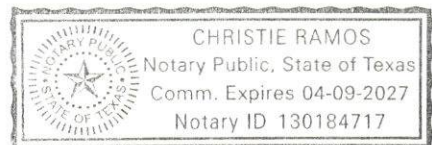
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on May 27, 2025 to certify which, witnesses my hand and seal of office.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 4-9548
Receipt No.: 040235
R0800-01-000-0022-04

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539
Ph: 956-318-2840 Fax: 956-318-2844
Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596
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Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-205-7045 Fax: 956-205-7049

SUGAR PHASE 1 LLC
1716 W LOOP P
PALMVIEW, TX 78572
(956) 432-2232
(956) 378-2111

- [1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1270Sq.Ft.
[5] Legal Description: RAMSEYER GARDENS W85'-E105'-N100'-S100' LOT 22 0.195AC NET
[6] Location: RIO GRANDE CARE RD & CACTUS RD
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$108000
[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 6', Side 1', Corner 20'
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS Lot 17
Description: Permit 4-9548
Price: \$200.00
Description: Flood Zone Area
Price: \$200.00

Total Amount.....\$400.00

Method of Payment: Check
Check/M.O.#: 1133
Payment: \$400.00
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons

Cashier (Signature)

Date 4/23/25

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner or Applicant (Signature)

Date 4/23/25

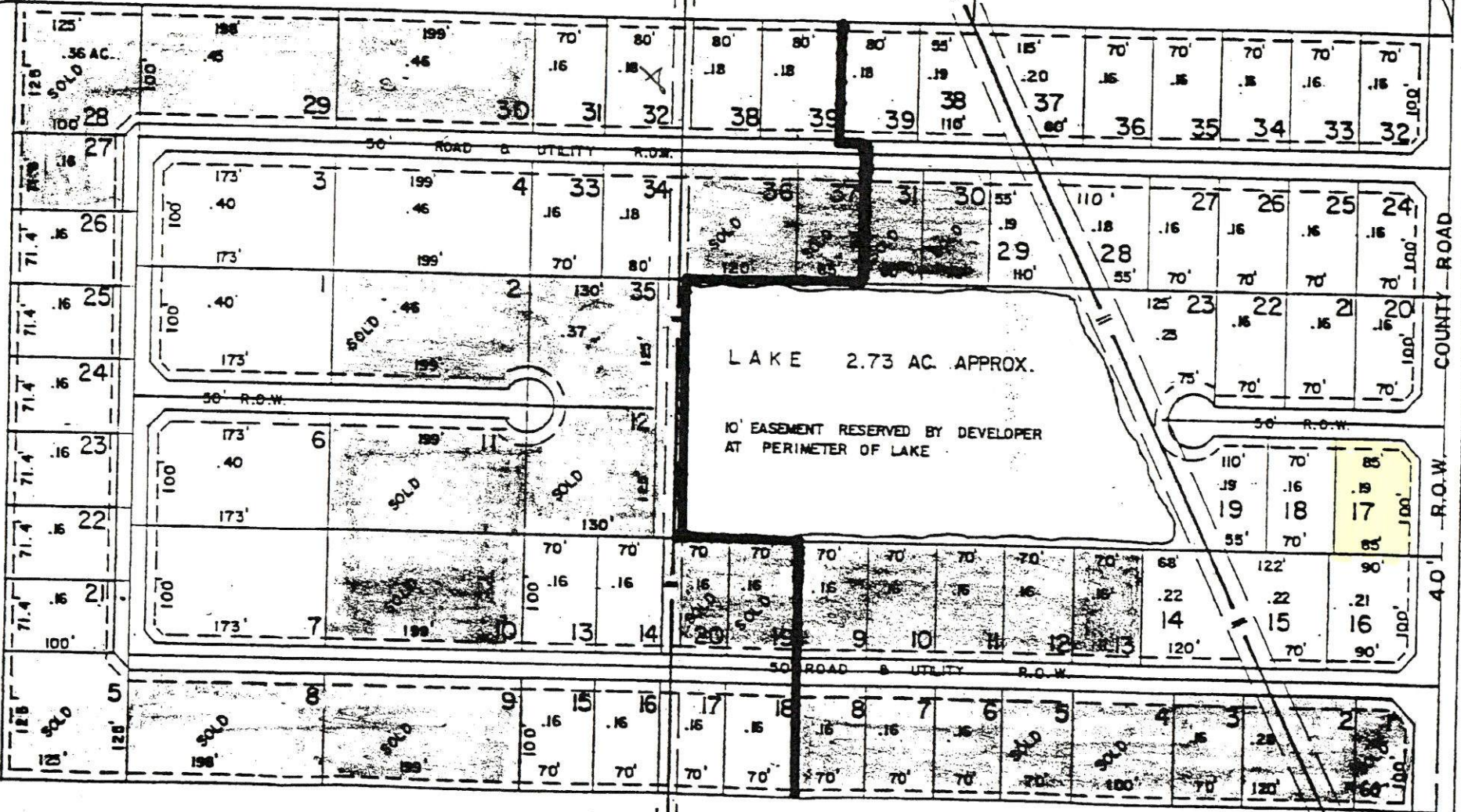
LAKEVIEW SUBDIVISION

B

The N 5 Ac of Lot 21,
All of 22 and 23
Ramseyer Gardens,
Hidalgo County, TX.

1452.0'

Exhibit B
750.0'



B

A

Capital Title
GF# 24-828491-ED

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 4, 2025

Grantor: Sivad Enterprise Inc., a Texas Corporation

Grantor's Mailing Address: 10820 23rd Lane, Mesquite, TX 75049

Grantee: Sugar Phase I LLC

Grantee's Mailing Address: 3716 34 Loop E, Palmview, TX 78574

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Construction Loan Services II, LLC, in the principal amount of \$1,092,572.75 (One Million Ninety Two Thousand Six Hundred Seventy Two and 75/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Construction Loan Services II, LLC, and by a first lien deed of trust of even date from Grantee to Steven Matthews, trustee.

Property (including any improvements):

TRACT I:

DESCRIPTION OF A 0.200 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 37, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 37 and Lot 36, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 370.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 37 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 37, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 37 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 31.85 feet pass a point on the East line of 35 foot gas pipeline easement and at 60.0 to an iron rod w/MF cap set at the Southwest corner of Lot 37, for the Southwest corner hereof, said point also being the Southeast corner of Lot 38;

THENCE, with the West line of Lot 37 and East line of Lot 38, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 37, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 37, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 34.55 feet pass a point on the East line of 35 foot gas pipeline easement and at 115.0 feet to the POINT OF BEGINNING, containing 0.200 acres of land more or less.

TRACT II:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 38 and Lot 37, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 485.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38 and West line of Lot 37, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 10.61 feet pass a point on the west line of 35 foot gas pipeline easement and at 110.0 to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 39;

THENCE, with the West line of Lot 38 and East line of Lot 39, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 50.8 feet pass a point on the West line of 35 foot gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

Tract III:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39 and Lot 38, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 540.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39 and West line of Lot 38, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast of Lot 39, for the Southeast corner hereof, said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 39, Unit B;

THENCE, with the West line of Lot 39, Unit A and East line of Lot 39, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the

intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 39, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT IV:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 31, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 31, and Lot 32, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 860.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 31, and West line of Lot 32, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 31, for the Southeast corner hereof said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 31, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 to an iron rod w/MF cap set at the Southwest corner of Lot 31, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30;

THENCE, with the West line of Lot 31, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 31, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 31, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.160 acres of land more or less.

TRACT V:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 32, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 32, and Lot 38, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 780.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 32, and West line of Lot 38, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 32, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 32, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 32, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 31;

THENCE, with the West line of Lot 32, and East line of Lot 31, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 32, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 32, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VI:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 38, Unit B and Lot 39, Unit B, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 700.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38, and West line of Lot 39, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 32;

THENCE, with the West line of Lot 38, and East line of Lot 32, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

VII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39, Unit B and Lot 39, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 620.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39, Unit B, and West line of Lot 39, Unit A, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 39 B, for the for the Southeast corner hereof/said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit B, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 38;

THENCE, with the West line of Lot 39, Unit B and East line of Lot 38, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 39, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VIII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 34, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northwest corner of Lot 34, for the Northwest corner of the following described Tract of land, said point located on the South line of 50 foot Rio Red Circle (North), said point located South 81 Deg. 06 Min. 43 Sec. East, 592.0 feet and North 09 Deg. 29 Min. 17 Sec. East, 150.0 feet, from the Southwest corner of said Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 34 and South line of 50 foot Rio Red Circle (North), parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 65.0 feet pass a point on the West line of 30 foot Santa Cruz Irrigation District Number 15 easement and at 80.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 34, for the Northeast corner hereof, said point also known as the Northwest corner of Lot 36, Unit "B";

THENCE, the East line of Lot 34 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 34, for the Southeast corner hereof, said point being in the North line of Lot 35;

THENCE, with the South line of Lot 34, and North line of Lot 35, parallel to the South line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 15.0 feet pass a point on the West line of said 30 foot irrigation district easement and at 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 34, for the Southwest corner hereof, said point also being the Southeast corner of Lot 33;

THENCE, with the West line of Lot 34 and East line of Lot 33, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less

TRACT IX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 25, and Lot 24, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following

described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 90.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 25, and West line of Lot 24, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 25 for the for the Southeast corner hereof, said point being the common corner between Lots 25, 24, 20 and 21, Unit A;

THENCE, with South line of Lot 25, and North line of Lot 21, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 25, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 26;

THENCE, with the West line of Lot 25, and East line of Lot 26, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 25, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 25, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT X:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 26, and Lot 25, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 160.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 26, and West line of Lot 25, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 26 for the for the Southeast corner hereof, said point being the common corner between Lots 26, 25, 21 and 22, Unit A;

THENCE, with South line of Lot 26, and North line of Lot 22, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 26, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 27;

THENCE, with the West line of Lot 26, and East line of Lot 27, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 26, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 26, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XI:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT

ALSO KNOWN AS LOT 27, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 27, and Lot 26, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 27, and West line of Lot 26, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 27 for the Southeast corner hereof, said point being the common corner between Lots 27, 26, 22 and 23, Unit A;

THENCE, with South line of Lot 27, and North line of Lot 23, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 27, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 28;

THENCE, with the West line of Lot 27, and East line of Lot 28, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 27, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 27, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XII:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 28, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 28, and Lot 27, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 300.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 28, and West line of Lot 27, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 28, for the Southeast corner hereof, said point being located on the North line of Lot 23, Unit A;

THENCE, with South line of Lot 28, and North line of Lot 23, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 27.27 feet pass a point on the East line of gas pipeline easement and at 55.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 28, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 29;

THENCE, with the West line of Lot 28, and East line of Lot 29, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 28, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 28, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 32.52 feet pass

a point on the East line of gas pipeline easement and at 110.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIII:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 29, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 29, and Lot 28, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 410.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 29, and West line of Lot 28, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 29, for the for the Southeast corner hereof, said point being located on the North line of Lake Area;

THENCE, with South line of Lot 29, and North line of Lake Area, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 11.27 feet pass a point on the West line of gas pipeline easement and at 110.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 29, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30, Unit A;

THENCE, with the West line of Lot 29, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 29, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, with the North line of Lot 29, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 48.52 feet pass a point on the West line of gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIV:

DESCRIPTION OF A 0.194 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 14, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 14 and Lot 15, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 180.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 14 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 10.52 feet pass a point on the West line of gas pipeline easement and at 120.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 14, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 13;

THENCE, with the West line of Lot 14, and East line of Lot 13, parallel to the East line of Lot 22, North 09 Deg. 27 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest

corner of Lot 14, for the Northwest corner hereof, said point located on the South line of lake area;

THENCE, with North line of Lot 14 and South line of lake area, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 59.26 feet pass a point on the West line of gas pipeline easement and at 68.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 14, for the Northeast corner hereof, said point also being the Northwest corner of Lot 15;

THENCE, with the East line of Lot 14, and West Lot 15, South 18 Deg. 06 Min. 47 Sec. East, 112.23 feet to the POINT OF BEGINNING, containing 0.216 acres of land more or less.

TRACT XV:

DESCRIPTION OF A 0.220 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 15, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 15 and Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 110.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 15 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 41.52 feet pass a point on the East line of gas pipeline easement and at 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 15, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 14;

THENCE, with the West line of Lot 15, and East line of Lot 14, North 18 Deg. 06 Min. 47 Sec. West, 112.23 feet to an iron rod w/MF cap set at the Northwest corner of Lot 15, for the Northwest corner hereof, said point located on the South line of Lot 19;

THENCE, with North line of Lot 15 and South line of Lot 19 and Lot 18, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 19.5 feet pass a point on the East line of gas pipeline easement and at 122.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 15, for the Northeast corner hereof, said point also being the Northwest corner of Lot 16;

THENCE, with the East line of Lot 15, and West Lot 16, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.220 acres of land more or less.

TRACT XVI:

DESCRIPTION OF A 0.207 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 16, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point being the intersection of the South line of 50 foot Rio Red Circle (South) with the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 16 and North line of 50 foot Rio Red Circle (South) and the

South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 16, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 15;

THENCE, with the West line of Lot 16, and East line of Lot 15, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 16 for the for the Northwest corner hereof, said point located on the South line of Lot 18;

THENCE, with North line of Lot 16 and South line of Lots 18 and 17, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 90.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 16, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 16, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.207 acres of land more or less.

TRACT XVII:

DESCRIPTION OF A 0.195 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 17, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 17, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 17 and North line of Lot 16 parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 85.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 17, for the Southwest corner hereof;

THENCE, with the West line of Lot 17, and East line of Lot 18, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 17, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 17 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 85.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 17, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 17, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.195 acres of land more or less.

TRACT XVIII:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 18, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 18, Unit A, of Lakeview

Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 105.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 16;

THENCE, with South line of Lot 18 and North line of Lot 16 and Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 18, and East line of Lot 19, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 18, for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 18 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 18, for the Northeast corner hereof, said point also being the Northwest corner of Lot 17;

THENCE, with the East line of Lot 18, and West line of Lot 17, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XIX:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 19, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 19, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 175.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 15;

THENCE, with South line of Lot 19 and North line of Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 26.73 feet pass a point on the East line of gas pipeline easement and at 57.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 19, and East line of lake area, North 18 Deg. 06 Min. 47 Sec. West, 89.34 feet to an iron rod w/MF cap set at the Northwest corner of Lot 19, for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East), said point located on a 50 foot radius curve to the left;

THENCE, with the South line of Rio Red Lane (East), with said 50 foot radius curve to the left, at 33.58 feet pass a point on the East line of gas pipeline easement, thru a total arc of 83 Deg. 15 Min. 09 Sec. and arc length of 72.65 feet and cord bearing of North 81 Deg. 00 Min. 32 Sec. East, and cord length of 66.43 feet to an iron rod w/MF cap set, for end of curve and a point in the North line hereof;

THENCE, with North line of Lot 19 continuing with the South line of 50 foot Rio Red Lane (East), parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 35.38 feet to an iron rod w/MF cap set at the Northeast corner of Lot 19, for the Northeast corner hereof, said point also being the Northwest corner of Lot 18;

THENCE, with the East line of Lot 19, and West line of Lot 18, parallel to the East line of Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF

BEGINNING, containing 0.160 acres of land more or less.

TRACT XX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 21, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 21, Unit A, and West line of Lot 20, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 21, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with the South line of Lot 21, and North line of 50 foot Rio Red Lane (East), parallel to the North line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 21, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 22, Unit A;

THENCE, with the West line of Lot 21, Unit A and East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, at 50.0 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 21, for the Northwest corner hereof, said point located on the South line of Lot 25;

THENCE, with North line of Lot 21 and South line of Lot 25, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XXI:

DESCRIPTION OF A 0.156 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 22, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 160.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 22, Unit A, and West line of Lot 21, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 22, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with The South line of Lot 22, Unit A, and North line of 50 foot Rio Red Lane, (East), parallel to the North line of Lot 22, North 81 Deg. 06 Min. 43 Sec. West, 50.48 feet to an iron rod w/MF cap set at the beginning of a 50 foot radius curve to the left, for a point in the South

line hereof;

THENCE, continuing with the South line of Lot 22, with said 50 foot curve to the left, thru an arc of 31 Deg. 33 Min. 12 Sec. and arc length of 27.54 feet, whence cord bears, North 36 Deg. 23 Min. 34 Sec. West, 27.19 feet to an iron rod w/MF cap set at the Southwest corner of Lot 22, Unit A, for the Southwest corner hereof, said point located at the Southeast corner of Lot 23;

THENCE, with the West line of Lot 22, Unit A and East line of Lot 23, Unit A, parallel to the East line of Lot 22 and 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, at 30.87 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set at the Northwest corner of Lot 22, for the Northwest corner hereof, said point located at the South line of Lot 26

THENCE, with North line of Lot 22 and South line of Lot 26, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.156 acres of land more or less.

TRACT XXII:

DESCRIPTION OF A 0.193 ACRE TRACT OF LAND OUT OF LOT 22, AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 23, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located. North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 22;

THENCE, with the East line of Lot 23, Unit A, and West line of Lot 22, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 23, for the Southeast corner hereof, said point located on the North line of Rio Red Lane (East), a 50 radius curve to the left;

THENCE, with the South line of Lot 23, with said 50 foot curve to the left, at 57.99 feet pass a point on the East line of gas pipeline easement and at a total arc thru an arc of 92 Deg. 27 Min. 10 Sec. and arc length of 80.68 feet, whence cord bears, South 81 Deg. 36 Min. 15 Sec. West, 72.21 feet to an iron rod w/MF cap set at the Southwest corner of Lot 23, Unit A, for the Southwest corner hereof, said point located on the East line of lake area;

THENCE, with the West line of Lot 23, Unit A, and East line of lake area, North 19 Deg. 27 Min. 41 Sec. West at 59.45 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 116.26 feet to an iron rod w/MF cap set at the Northwest corner of Lot 23, for the Northwest corner hereof, said point located on the South line of Lot 28

THENCE, with North line of Lot 23, Unit A, and South line of Lot 28 and Lot 27, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 27.74 feet pass a point on the East line of gas pipeline easement, and at 125.0 feet to the POINT OF BEGINNING, containing 0.193 acres of land more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described

herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 4th day of February, 2025.

Sivad Enterprise Inc., a Texas Corporation

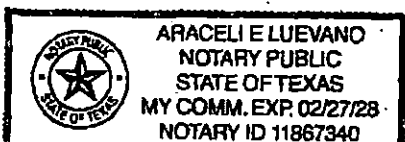
By:

Jerry C. Davis
Jerry C. Davis, President

THE STATE OF Texas §

COUNTY OF Hidalgo §

4th Before me, a Notary Public, the foregoing instrument was acknowledged on 4th day of February, 2025 by Jerry C. Davis, President for Sivad Enterprise Inc., a Texas Corporation who personally appeared before me, and who is known to me through Valid ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



AFTER RECORDING, RETURN TO:

Araceli E Luevano
NOTARY PUBLIC, STATE OF
Texas

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9549

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Sugar Phase 1 LLC

Address: 1015 N Texas Blvd.
20b # 129
Mesquite, Texas 78596

Phone: 956 378 2111
066 432 2232

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
		<u>[Signature]</u>
Inspection/Permit No:		<u>existing OSSF</u>
Date Approved:	<u>/ /</u>	<u>05 / 27 / 25</u>

Water Supplier: Sharyland Water Supply

Utility Provider: [] M.V.E.C. [] AEP

Account/ESI No.: 1003 2789 4856 2450 4
[] Temporary Pole [] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Jesus R. Valdez

Ramseyer Gardens W70 . E175 . N100 . S200 LOT 22 0.16 AC Net

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on June 10, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (~~strike through the statement that does not apply~~)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.

[Signature]
Planning Department Authorized Signature

Ricardo F. Lopez 6/10/25
Hidalgo County Judge Date

Rafael Sanchez Jr. 6/12/25
ATTEST: Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/10/25 BMS



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 956-318-2840	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, TX 78596 956-968-4734	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045
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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9549

**AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Jesús R Valdez

Known to me [or proved to me in the oath of _____ or through Texas Driver License (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Ramseyer Gardens W70' E175' N100' S200' LOT 22 0.16 AC Net

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

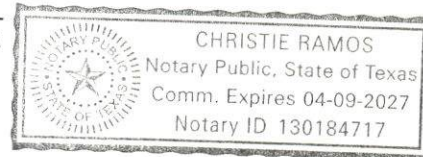
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature]
(Signature)

SUBSCRIBED AND SWORN TO before me on May 27, 2025 to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281	1900 Joe Stephens Ave. Ste. A	2401 N. Moorefield Rd.
Edinburg, Texas 78539	Weslaco, Texas 78596	Mission, Texas 78572
Ph: 956-318-2840	Ph: 956-968-4734	Ph: 956-205-7045
Fax: 956-318-2844	Fax: 956-973-7850	Fax: 956-205-7049

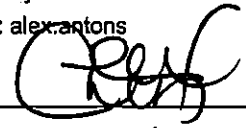
Permit No.: Permit 4-9549
Receipt No.: 040236
R0800-01-000-0022-10

SUGAR PHASE 1 LLC
1716 W LOOP P
PALMVIEW, TX 78572
(956) 432-2232
(956) 378-2111

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner'
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS LOT 18
Description: Permit 4-9549
Price: \$200.00
Description: Flood Zone Area
Price: \$200.00

- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1235Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS W70'-E175'-N100'-S200' LOT 22 0.16AC NET
- [6] Location: RIO GRANDE CARE RD & CACTUS RD
- [7] Sewage: N/A
- [8] Construction Type: Brick
- [9] Est. Cost of Construction: \$105000
- [10] Flood Zone: Zone AE

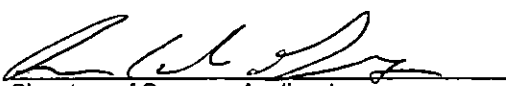
Total Amount.....\$400.00
Method of Payment: Check
Check/M.O.#: 1133
Payment: \$400.00
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons



Cashier
4/23/25
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.



Signature of Owner or Applicant

4/23/25
Date

LAKEVIEW SUBDIVISION

B

The N 5 Ac of Lot 21,
All of 22 and 23
Ramseyer Gardens,
Hidalgo County, TX.

1452.0'

750.0'

Exhibit B

B

A

20' EASEMNT. FOR IRRIGATION PIPE LINE

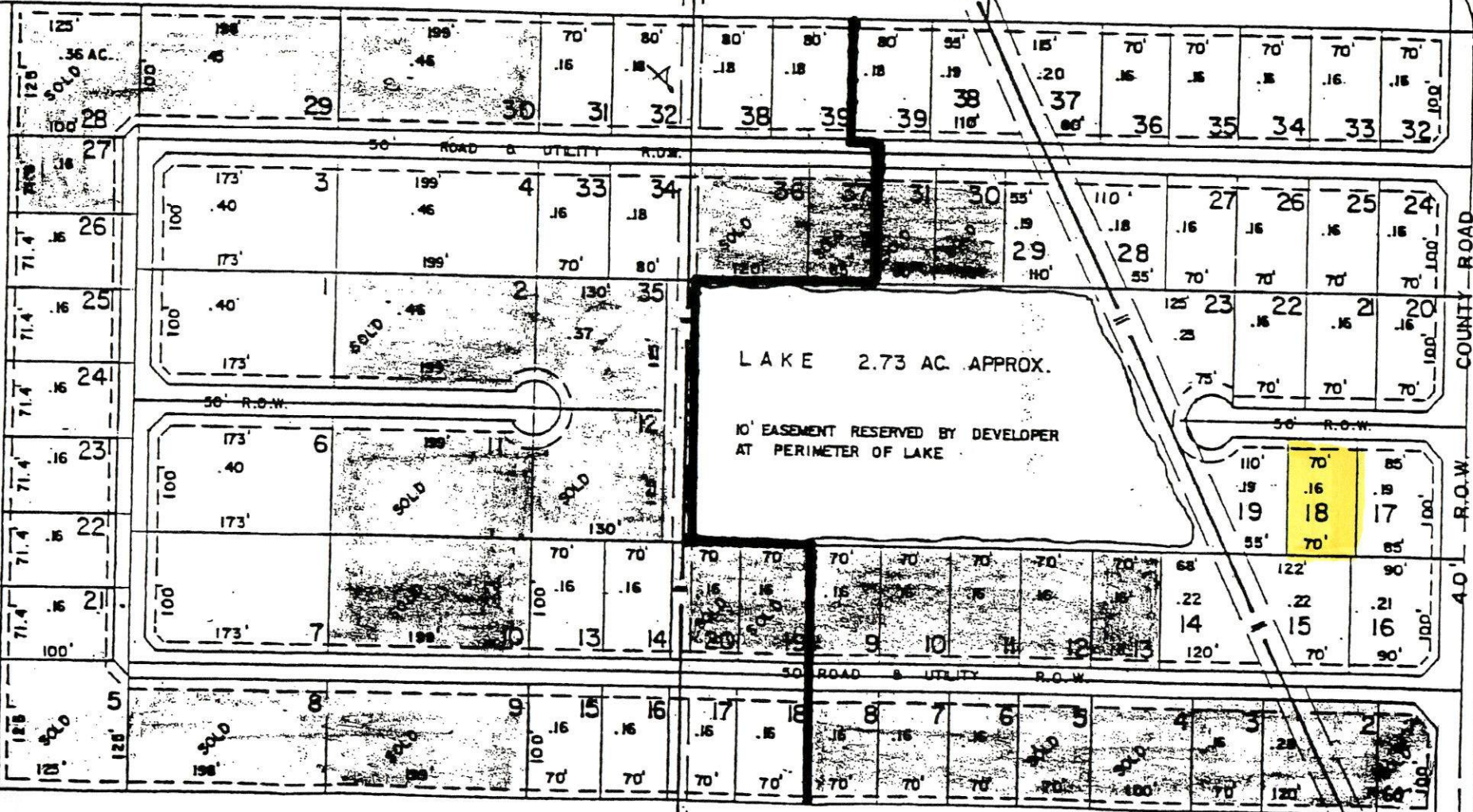
30' EASEMNT. FOR GAS MAIN

488.0'

779.0'

LAKE 2.73 AC. APPROX.

10' EASEMENT RESERVED BY DEVELOPER
AT PERIMETER OF LAKE



Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3619754

Billable Pages: 14

Recorded On: February 06, 2025 09:03 AM

Number of Pages: 15

WARRANTY DEED

*****Examined and Charged as Follows*****

Total Recording: \$ 87.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No: 3619754
Receipt No: 20250206000010
Recorded On: February 06, 2025 09:03 AM
Deputy Clerk: Steve Cardenas
Station: CH-1-CC-K01

Record and Return To:

Simplifile
5072 North 300 West
PROVO UT 84604



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Capital Title
GF# 24-328491-ED

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 4, 2025

Grantor: Sivad Enterprise Inc., a Texas Corporation

Grantor's Mailing Address: 18322 W 73rd Lane, McKinney, TX 75054

Grantee: Sugar Phase I LLC

Grantee's Mailing Address: 1716 W Loop E, Pahrump, NV 89072

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Construction Loan Services II, LLC, in the principal amount of \$1,082,472.75 (One Million Ninety Two Thousand Six Hundred Seventy Two and 75/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Construction Loan Services II, LLC, and by a first lien deed of trust of even date from Grantee to Steven Matthews, trustee.

Property (including any improvements):

TRACT I:

DESCRIPTION OF A 0.200 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 37, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 37 and Lot 36, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 370.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 37 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 37, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 37 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 31.85 feet pass a point on the East line of 35 foot gas pipeline easement and at 60.0 to an iron rod w/MF cap set at the Southwest corner of Lot 37, for the Southwest corner hereof, said point also being the Southeast corner of Lot 38;

THENCE, with the West line of Lot 37 and East line of Lot 38, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 37, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 37, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 34.55 feet pass a point on the East line of 35 foot gas pipeline easement and at 115.0 feet to the POINT OF BEGINNING, containing 0.200 acres of land more or less.

TRACT II:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 38 and Lot 37, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 485.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38 and West line of Lot 37, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 10.61 feet pass a point on the west line of 35 foot gas pipeline easement and at 110.0 to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 39;

THENCE, with the West line of Lot 38 and East line of Lot 39, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 50.8 feet pass a point on the West line of 35 foot gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

Tract III:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39 and Lot 38, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 540.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39 and West line of Lot 38, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast of Lot 39, for the Southeast corner hereof, said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 39, Unit B;

THENCE, with the West line of Lot 39, Unit A and East line of Lot 39, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the

intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 39, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT IV:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 31, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 31, and Lot 32, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 860.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 31, and West line of Lot 32, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 31, for the Southeast corner hereof said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 31, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 to an iron rod w/MF cap set at the Southwest corner of Lot 31, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30;

THENCE, with the West line of Lot 31, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 31, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 31, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.160 acres of land more or less.

TRACT V:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 32, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 32, and Lot 38, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 780.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 32, and West line of Lot 38, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 32, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 32, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 32, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 31;

THENCE, with the West line of Lot 32, and East line of Lot 31, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 32, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 32, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VI:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 38, Unit B and Lot 39, Unit B, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 700.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38, and West line of Lot 39, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 32;

THENCE, with the West line of Lot 38, and East line of Lot 32, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

VII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39, Unit B and Lot 39, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 620.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39, Unit B, and West line of Lot 39, Unit A, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 39 B, for the for the Southeast corner hereof/said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit B, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 38;

THENCE, with the West line of Lot 39, Unit B and East line of Lot 38, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 39, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VIII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 34, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northwest corner of Lot 34, for the Northwest corner of the following described Tract of land, said point located on the South line of 50 foot Rio Red Circle (North), said point located South 81 Deg. 06 Min. 43 Sec. East, 592.0 feet and North 09 Deg. 29 Min. 17 Sec. East, 150.0 feet, from the Southwest corner of said Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 34 and South line of 50 foot Rio Red Circle (North), parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 65.0 feet pass a point on the West line of 30 foot Santa Cruz Irrigation District Number 15 easement and at 80.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 34, for the Northeast corner hereof, said point also known as the Northwest corner of Lot 36, Unit "B";

THENCE, the East line of Lot 34 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 34, for the Southeast corner hereof, said point being in the North line of Lot 35;

THENCE, with the South line of Lot 34, and North line of Lot 35, parallel to the South line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 15.0 feet pass a point on the West line of said 30 foot irrigation district easement and at 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 34, for the Southwest corner hereof, said point also being the Southeast corner of Lot 33;

THENCE, with the West line of Lot 34 and East line of Lot 33, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less

TRACT IX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 25, and Lot 24, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following

described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 25, and West line of Lot 24, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 25 for the for the Southeast corner hereof, said point being the common corner between Lots 25, 24, 20 and 21, Unit A;

THENCE, with South line of Lot 25, and North line of Lot 21, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 25, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 26;

THENCE, with the West line of Lot 25, and East line of Lot 26, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 25, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 25, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT X:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 26, and Lot 25, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 160.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 26, and West line of Lot 25, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 26 for the for the Southeast corner hereof, said point being the common corner between Lots 26, 25, 21 and 22, Unit A;

THENCE, with South line of Lot 26, and North line of Lot 22, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 26, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 27;

THENCE, with the West line of Lot 26, and East line of Lot 27, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 26, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 26, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XI:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT

ALSO KNOWN AS LOT 27, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 27, and Lot 26, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 27, and West line of Lot 26, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 27 for the for the Southeast corner hereof, said point being the common corner between Lots 27, 26, 22 and 23, Unit A;

THENCE, with South line of Lot 27, and North line of Lot 23, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 27, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 28;

THENCE, with the West line of Lot 27, and East line of Lot 28, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 27, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 27, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XII:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 28, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 28, and Lot 27, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 300.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 28, and West line of Lot 27, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 28, for the Southeast corner hereof, said point being located on the North line of Lot 23, Unit A;

THENCE, with South line of Lot 28, and North line of Lot 23, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 27.27 feet pass a point on the East line of gas pipeline easement and at 55.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 28, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 29;

THENCE, with the West line of Lot 28, and East line of Lot 29, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 28, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 28, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 32.52 feet pass

a point on the East line of gas pipeline easement and at 110.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIII:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 29, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 29, and Lot 28, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 410.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 29, and West line of Lot 28, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 29, for the for the Southeast corner hereof, said point being located on the North line of Lake Area;

THENCE, with South line of Lot 29, and North line of Lake Area, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 11.27 feet pass a point on the West line of gas pipeline easement and at 110.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 29, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30, Unit A;

THENCE, with the West line of Lot 29, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 29, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, with the North line of Lot 29, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 48.52 feet pass a point on the West line of gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIV:

DESCRIPTION OF A 0.194 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 14, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 14 and Lot 15, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 180.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 14 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 10.52 feet pass a point on the West line of gas pipeline easement and at 120.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 14, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 13;

THENCE, with the West line of Lot 14, and East line of Lot 13, parallel to the East line of Lot 22, North 09 Deg. 27 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest

corner of Lot 14, for the Northwest corner hereof; said point located on the South line of lake area;

THENCE, with North line of Lot 14 and South line of lake area, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 59.26 feet pass a point on the West line of gas pipeline easement and at 68.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 14, for the Northeast corner hereof, said point also being the Northwest corner of Lot 15;

THENCE, with the East line of Lot 14, and West Lot 15, South 18 Deg. 06 Min. 47 Sec. East, 112.23 feet to the POINT OF BEGINNING, containing 0.216 acres of land more or less.

TRACT XV:

DESCRIPTION OF A 0.220 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 15, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 15 and Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 110.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 15 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 41.52 feet pass a point on the East line of gas pipeline easement and at 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 15, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 14;

THENCE, with the West line of Lot 15, and East line of Lot 14, North 18 Deg. 06 Min. 47 Sec. West, 112.23 feet to an iron rod w/MF cap set at the Northwest corner of Lot 15, for the Northwest corner hereof, said point located on the South line of Lot 19;

THENCE, with North line of Lot 15 and South line of Lot 19 and Lot 18, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 19.5 feet pass a point on the East line of gas pipeline easement and at 122.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 15, for the Northeast corner hereof, said point also being the Northwest corner of Lot 16;

THENCE, with the East line of Lot 15, and West Lot 16, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.220 acres of land more or less.

TRACT XVI:

DESCRIPTION OF A 0.207 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 16, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point being the intersection of the South line of 50 foot Rio Red Circle (South) with the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 16 and North line of 50 foot Rio Red Circle (South) and the

South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 16, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 15;

THENCE, with the West line of Lot 16, and East line of Lot 15, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 16 for the for the Northwest corner hereof, said point located on the South line of Lot 18;

THENCE, with North line of Lot 16 and South line of Lots 18 and 17, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 90.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 16, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 16, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.207 acres of land more or less.

TRACT XVII:

DESCRIPTION OF A 0.195 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 17, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 17, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 17 and North line of Lot 16 parallel to the Southline of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 85.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 17, for the Southwest corner hereof;

THENCE, with the West line of Lot 17, and East line of Lot 18, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 17, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 17 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 85.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 17, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 17, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.195 acres of land more or less.

TRACT XVIII:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 18, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 18, Unit A, of Lakeview

Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 105.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 16;

THENCE, with South line of Lot 18 and North line of Lot 16 and Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 18, and East line of Lot 19, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 18, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 18 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 18, for the Northeast corner hereof, said point also being the Northwest corner of Lot 17;

THENCE, with the East line of Lot 18, and West line of Lot 17, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XIX:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 19, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 19, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 175.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 15;

THENCE, with South line of Lot 19 and North line of Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 26.73 feet pass a point on the East line of gas pipeline easement and at 57.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 19, and East line of lake area, North 18 Deg. 06 Min. 47 Sec. West, 89.34 feet to an iron rod w/MF cap set at the Northwest corner of Lot 19, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East), said point located on a 50 foot radius curve to the left;

THENCE, with the South line of Rio Red Lane (East); with said 50 foot radius curve to the left, at 33.68 feet pass a point on the East line of gas pipeline easement, thru a total arc of 83 Deg. 15 Min. 09 Sec. and arc length of 72.65 feet and cord bearing of North 81 Deg. 00 Min. 32 Sec. East, and cord length of 66.43 feet to an iron rod w/MF cap set, for end of curve and a point in the North line hereof;

THENCE, with North line of Lot 19 continuing with the South line of 50 foot Rio Red Lane (East), parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 35.38 feet to an iron rod w/MF cap set at the Northeast corner of Lot 19, for the Northeast corner hereof, said point also being the Northwest corner of Lot 18;

THENCE, with the East line of Lot 19, and West line of Lot 18, parallel to the East line of Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF

BEGINNING, containing 0.160 acres of land more or less.

TRACT XX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 21, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 21, Unit A, and West line of Lot 20, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 21, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with the South line of Lot 21, and North line of 50 foot Rio Red Lane (East), parallel to the North line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 21, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 22, Unit A;

THENCE, with the West line of Lot 21, Unit A and East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, at 50.0 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 21, for the Northwest corner hereof, said point located on the South line of Lot 25;

THENCE, with North line of Lot 21 and South line of Lot 25, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XXI:

DESCRIPTION OF A 0.156 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 22, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 160.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 22, Unit A, and West line of Lot 21, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 22, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with The South line of Lot 22, Unit A, and North line of 50 foot Rio Red Lane, (East), parallel to the North line of Lot 22, North 81 Deg. 06 Min. 43 Sec. West, 50.48 feet to an iron rod w/MF cap set at the beginning of a 50 foot radius curve to the left, for a point in the South

line hereof;

THENCE, confining with the South line of Lot 22, with said 50 foot curve to the left, thru an arc of 31 Deg. 33 Min. 12 Sec. and arc length of 27.54 feet, whence cord bears, North 36 Deg. 23 Min. 34 Sec. West, 27.19 feet to an iron rod w/MF cap set at the Southwest corner of Lot 22, Unit A, for the Southwest corner hereof, said point located at the Southeast corner of Lot 23;

THENCE, with the West line of Lot 22, Unit A and East line of Lot 23, Unit A, parallel to the East line of Lot 22 and 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, at 30.87 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set at the Northwest corner of Lot 22, for the Northwest corner hereof, said point located at the South line of Lot 26

THENCE, with North line of Lot 22 and South line of Lot 26, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.156 acres of land more or less.

TRACT XXII:

DESCRIPTION OF A 0.193 ACRE TRACT OF LAND OUT OF LOT 22, AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 23, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located. North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 22;

THENCE, with the East line of Lot 23, Unit A, and West line of Lot 22, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 23, for the Southeast corner hereof, said point located on the North line of Rio Red Lane (East), a 50 radius curve to the left;

THENCE, with the South line of Lot 23, with said 50 foot curve to the left, at 57.99 feet pass a point on the East line of gas pipeline easement and at a total arc thru an arc of 92 Deg. 27 Min. 10 Sec. and arc length of 80.68 feet, whence cord bears, South 81 Deg. 36 Min. 15 Sec. West, 72.21 feet to an iron rod w/MF cap set at the Southwest corner of Lot 23, Unit A, for the Southwest corner hereof, said point located on the East line of lake area;

THENCE, with the West line of Lot 23, Unit A, and East line of lake area, North 19 Deg. 27 Min. 41 Sec. West at 59.45 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 116.26 feet to an iron rod w/MF cap set at the Northwest corner of Lot 23, for the Northwest corner hereof, said point located on the South line of Lot 28

THENCE, with North line of Lot 23, Unit A, and South line of Lot 28 and Lot 27, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 27.74 feet pass a point on the East line of gas pipeline easement, and at 125.0 feet to the POINT OF BEGINNING, containing 0.193 acres of land more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described

herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 4th day of February, 2025.

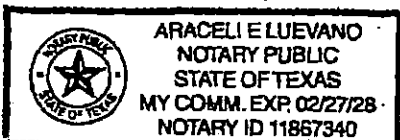
Sivad Enterprise Inc., a Texas Corporation

By: [Signature]
Jerry C. Davis, President

THE STATE OF Texas §

COUNTY OF Hidalgo §

4th Before me, a Notary Public, the foregoing instrument was acknowledged on 4th day of February, 2025 by Jerry C. Davis, President for Sivad Enterprise Inc., a Texas Corporation who personally appeared before me, and who is known to me through Valid ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



AFTER RECORDING, RETURN TO:

[Signature]
NOTARY PUBLIC, STATE OF
Texas

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9551

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Sugar Phase 1 LLC

Address: 1015 N Texas Blvd.
20b #129
Weslaco, Texas 78596

Phone: 956 378 2111
956 432 2232

Approved by Environmental Health:	Temporary Service Authorized Signature	Final Service Authorized Signature
Inspection/Permit No:	Date Approved: <u> / /</u>	<u>Existing OSSA</u> <u>05/27/25</u>

Water Supplier: Sharyland Water Supply

Utility Provider: [] M.V.E.C. [X] AEP

Account/ESI No.: 1003 2789 4858 7443 0
[] Temporary Pole [X] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Jesus R. Valdez

Ramsey Gardens NSO · W70 · E160 · LOT 22 & S30 · W70 · E160 LOT 23 · 0.16 AC Net

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on June 10, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

[Signature]
Planning Department Authorized Signature

Ricardo F. Cruz 6/10/25
Hidalgo County Judge Date

ATTEST: [Signature] 6/12/25
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/10/25 BHS

02



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 956-318-2840	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, TX 78596 956-968-4734	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045
---	--	---

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9551

**AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Jesus R Valdez

Known to me [or proved to me in the oath of _____ or through Texas Driver License (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Ramrey Garden 150' W 70' E 160' Lot 22 & 550' W 70' E 160' Lot 23 0.16 Ac Net

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

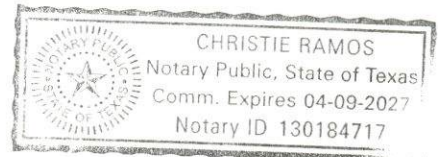
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature]
(Signature)

SUBSCRIBED AND SWORN TO before me on May 27, 2025 to certify which, witnesses my hand and seal of office.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539
Ph: 956-318-2840 Fax: 956-318-2844
Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596
Ph: 956-968-4734 Fax: 956-973-7850
Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-9551
Receipt No.: 040238
R0800-01-000-0022-12

SUGAR PHASE 1 LLC
1716 W LOOP P
PALMVIEW, TX 78572
(956) 432-2232
(956) 378-2111

- [1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1295Sq.Ft.
[5] Legal Description: RAMSEYER GARDENS N50'-W70'-E160' LOT 22 & S50'-W70'-E160' LOT 23 0.16AC NET
[6] Location: RIO GRANDE CARE RD & CACTUS RD
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$110000
[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS LOT 21
Description: Permit 4-9551
Price: \$200.00
Description: Flood Zone Area
Price: \$200.00

Total Amount.....\$400.00

Method of Payment: Check
Check/M.O.#: 1133
Payment: \$400.00
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons

Cashier (Signature)

Date 4/23/25

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner or Applicant (Signature)

Date 4-23-25

LAKEVIEW SUBDIVISION
B

The N 5 Ac of Lot 21,
All of 22 and 23
Ramseyer Gardens,
Hidalgo County, TX.

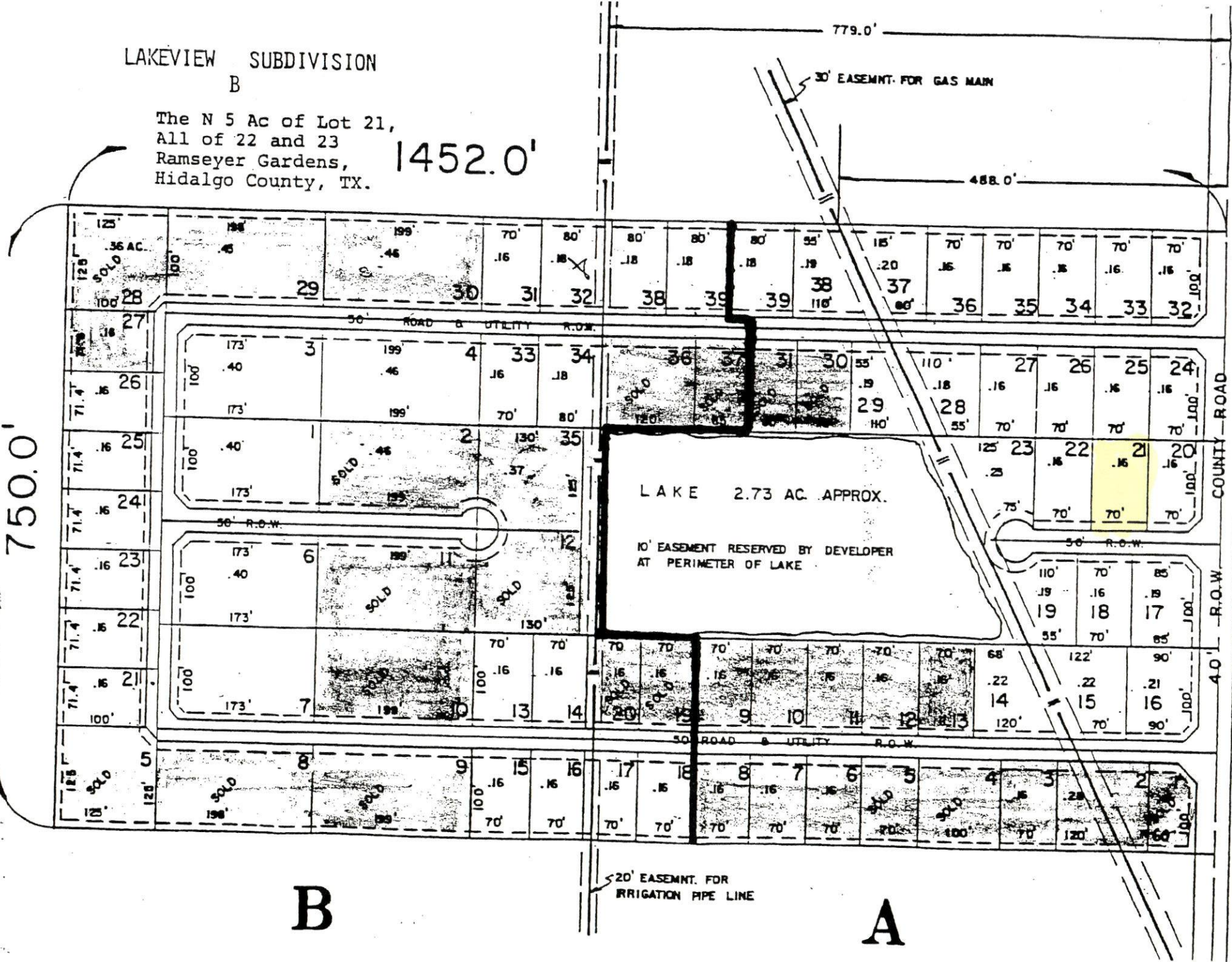
1452.0'

750.0'

Exhibit B

B

A



Capital Title

GF# 24-828491-ED

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 4, 2025

Grantor: Sivad Enterprise Inc., a Texas Corporation

Grantor's Mailing Address: ~~10322 N. Sivad Lane, McAllen, TX 78504~~

Grantor: Sugar Phase 1 LLC

Grantor's Mailing Address: ~~3716 34 Loop E, Palmyra, TX 78574~~

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Construction Loan Services II, LLC, in the principal amount of \$1,092,672.75 (One Million Ninety Two Thousand Six Hundred Seventy Two and 75/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Construction Loan Services II, LLC, and by a first lien deed of trust of even date from Grantee to Steven Matthews, trustee.

Property (including any improvements):

TRACT I:

DESCRIPTION OF A 0.200 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 37, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 37 and Lot 36, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 370.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 37 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 37, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 37 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 31.85 feet pass a point on the East line of 35 foot gas pipeline easement and at 60.0 to an iron rod w/MF cap set at the Southwest corner of Lot 37, for the Southwest corner hereof, said point also being the Southeast corner of Lot 38;

THENCE, with the West line of Lot 37 and East line of Lot 38, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 37, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 37, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 34.55 feet pass a point on the East line of 35 foot gas pipeline easement and at 115.0 feet to the POINT OF BEGINNING, containing 0.200 acres of land more or less.

TRACT II:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 38 and Lot 37, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 485.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38 and West line of Lot 37, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 10.61 feet pass a point on the west line of 35 foot gas pipeline easement and at 110.0 to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 39;

THENCE, with the West line of Lot 38 and East line of Lot 39, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 50.8 feet pass a point on the West line of 35 foot gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

Tract III:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39 and Lot 38, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 540.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39 and West line of Lot 38, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast of Lot 39, for the Southeast corner hereof, said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 39, Unit B;

THENCE, with the West line of Lot 39, Unit A and East line of Lot 39, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the

intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 39, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT IV:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 31, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 31, and Lot 32, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 860.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 31, and West line of Lot 32, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 31, for the Southeast corner hereof said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 31, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 to an iron rod w/MF cap set at the Southwest corner of Lot 31, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30;

THENCE, with the West line of Lot 31, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 31, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 31, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.160 acres of land more or less.

TRACT V:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 32, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 32, and Lot 38, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 780.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 32, and West line of Lot 38, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 32, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 32, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 32, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 31;

THENCE, with the West line of Lot 32, and East line of Lot 31, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 32, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 32, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VI:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 38, Unit B and Lot 39, Unit B, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 700.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38, and West line of Lot 39, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 32;

THENCE, with the West line of Lot 38, and East line of Lot 32, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

VII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39, Unit B and Lot 39, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 620.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39, Unit B, and West line of Lot 39, Unit A, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 39 B, for the Southeast corner hereof; said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit B, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 38;

THENCE, with the West line of Lot 39, Unit B and East line of Lot 38, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 39, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VIII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 34, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northwest corner of Lot 34, for the Northwest corner of the following described Tract of land, said point located on the South line of 50 foot Rio Red Circle (North), said point located South 81 Deg. 06 Min. 43 Sec. East, 592.0 feet and North 09 Deg. 29 Min. 17 Sec. East, 150.0 feet, from the Southwest corner of said Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 34 and South line of 50 foot Rio Red Circle (North), parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 65.0 feet pass a point on the West line of 30 foot Santa Cruz Irrigation District Number 15 easement and at 80.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 34, for the Northeast corner hereof, said point also known as the Northwest corner of Lot 36, Unit "B";

THENCE, the East line of Lot 34 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 34, for the Southeast corner hereof, said point being in the North line of Lot 35;

THENCE, with the South line of Lot 34, and North line of Lot 35, parallel to the South line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 15.0 feet pass a point on the West line of said 30 foot irrigation district easement and at 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 34, for the Southwest corner hereof, said point also being the Southeast corner of Lot 33;

THENCE, with the West line of Lot 34 and East line of Lot 33, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less

TRACT IX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 25, and Lot 24, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following

described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 90.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 25, and West line of Lot 24, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 25 for the for the Southeast corner hereof, said point being the common corner between Lots 25, 24, 20 and 21, Unit A;

THENCE, with South line of Lot 25, and North line of Lot 21, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 25, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 26;

THENCE, with the West line of Lot 25, and East line of Lot 26, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 25, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 25, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT X:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 26, and Lot 25, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 160.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 26, and West line of Lot 25, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 26 for the for the Southeast corner hereof, said point being the common corner between Lots 26, 25, 21 and 22, Unit A;

THENCE, with South line of Lot 26, and North line of Lot 22, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 26, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 27;

THENCE, with the West line of Lot 26, and East line of Lot 27, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 26, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 26, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XI:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT

ALSO KNOWN AS LOT 27, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 27, and Lot 26, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 27, and West line of Lot 26, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 27 for the for the Southeast corner hereof, said point being the common corner between Lots 27, 26, 22 and 23, Unit A;

THENCE, with South line of Lot 27, and North line of Lot 23, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 27, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 28;

THENCE, with the West line of Lot 27, and East line of Lot 28, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 27, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 27, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XII:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 28, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 28, and Lot 27, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 300.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 28, and West line of Lot 27, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 28, for the Southeast corner hereof, said point being located on the North line of Lot 23, Unit A;

THENCE, with South line of Lot 28, and North line of Lot 23, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 27.27 feet pass a point on the East line of gas pipeline easement and at 55.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 28, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 29;

THENCE, with the West line of Lot 28, and East line of Lot 29, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 28, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 28, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 32.52 feet pass

a point on the East line of gas pipeline easement and at 110.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIII:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 29, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 29, and Lot 28, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 410.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 29, and West line of Lot 28, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 29, for the for the Southeast corner hereof, said point being located on the North line of Lake Area;

THENCE, with South line of Lot 29, and North line of Lake Area, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 11.27 feet pass a point on the West line of gas pipeline easement and at 110.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 29, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30, Unit A;

THENCE, with the West line of Lot 29, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 29, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, with the North line of Lot 29, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 48.52 feet pass a point on the West line of gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIV:

DESCRIPTION OF A 0.194 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 14, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 14 and Lot 15, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 180.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 14 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 10.52 feet pass a point on the West line of gas pipeline easement and at 120.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 14, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 13;

THENCE, with the West line of Lot 14, and East line of Lot 13, parallel to the East line of Lot 22, North 09 Deg. 27 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest

corner of Lot 14, for the Northwest corner hereof, said point located on the South line of lake area;

THENCE, with North line of Lot 14 and South line of lake area, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 59.26 feet pass a point on the West line of gas pipeline easement and at 68.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 14, for the Northeast corner hereof, said point also being the Northwest corner of Lot 15;

THENCE, with the East line of Lot 14, and West Lot 15, South 18 Deg. 06 Min. 47 Sec. East, 112.23 feet to the POINT OF BEGINNING, containing 0.216 acres of land more or less.

TRACT XV:

DESCRIPTION OF A 0.220 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 15, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 15 and Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 110.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 15 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 41.52 feet pass a point on the East line of gas pipeline easement and at 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 15, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 14;

THENCE, with the West line of Lot 15, and East line of Lot 14, North 18 Deg. 06 Min. 47 Sec. West, 112.23 feet to an iron rod w/MF cap set at the Northwest corner of Lot 15, for the Northwest corner hereof, said point located on the South line of Lot 19;

THENCE, with North line of Lot 15 and South line of Lot 19 and Lot 18, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 19.5 feet pass a point on the East line of gas pipeline easement and at 122.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 15, for the Northeast corner hereof, said point also being the Northwest corner of Lot 16;

THENCE, with the East line of Lot 15, and West Lot 16, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.220 acres of land more or less.

TRACT XVI:

DESCRIPTION OF A 0.207 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 16, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point being the intersection of the South line of 50 foot Rio Red Circle (South) with the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 16 and North line of 50 foot Rio Red Circle (South) and the

South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 16, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 15;

THENCE, with the West line of Lot 16, and East line of Lot 15, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 16 for the for the Northwest corner hereof, said point located on the South line of Lot 18;

THENCE, with North line of Lot 16 and South line of Lots 18 and 17, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 90.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 16, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 16, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.207 acres of land more or less.

TRACT XVII:

DESCRIPTION OF A 0.195 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 17, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 17, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 17 and North line of Lot 16 parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 85.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 17, for the Southwest corner hereof;

THENCE, with the West line of Lot 17, and East line of Lot 18, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 17, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 17 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 85.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 17, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 17, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.195 acres of land more or less.

TRACT XVIII:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 18, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 18, Unit A, of Lakeview

Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 105.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 16;

THENCE, with South line of Lot 18 and North line of Lot 16 and Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 18, and East line of Lot 19, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 18, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 18 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 18, for the Northeast corner hereof, said point also being the Northwest corner of Lot 17;

THENCE, with the East line of Lot 18, and West line of Lot 17, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XIX:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 19, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 19, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 175.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 15;

THENCE, with South line of Lot 19 and North line of Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 26.73 feet pass a point on the East line of gas pipeline easement and at 57.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 19, and East line of lake area, North 18 Deg. 06 Min. 47 Sec. West, 89.34 feet to an iron rod w/MF cap set at the Northwest corner of Lot 19, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East), said point located on a 50 foot radius curve to the left;

THENCE, with the South line of Rio Red Lane (East), with said 50 foot radius curve to the left, at 33.68 feet pass a point on the East line of gas pipeline easement, thru a total arc of 83 Deg. 15 Min. 09 Sec. and arc length of 72.65 feet and cord bearing of North 81 Deg. 00 Min. 32 Sec. East, and cord length of 66.43 feet to an iron rod w/MF cap set, for end of curve and a point in the North line hereof;

THENCE, with North line of Lot 19 continuing with the South line of 50 foot Rio Red Lane (East), parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 35.38 feet to an iron rod w/MF cap set at the Northeast corner of Lot 19, for the Northeast corner hereof, said point also being the Northwest corner of Lot 18;

THENCE, with the East line of Lot 19, and West line of Lot 18, parallel to the East line of Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF

BEGINNING, containing 0.160 acres of land more or less.

TRACT XX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 21, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 21, Unit A, and West line of Lot 20, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 21, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with the South line of Lot 21, and North line of 50 foot Rio Red Lane (East), parallel to the North line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 21, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 22, Unit A;

THENCE, with the West line of Lot 21, Unit A and East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, at 50.0 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 21, for the Northwest corner hereof, said point located on the South line of Lot 25;

THENCE, with North line of Lot 21 and South line of Lot 25, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XXI:

DESCRIPTION OF A 0.156 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 22, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 160.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 22, Unit A, and West line of Lot 21, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 22, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with The South line of Lot 22, Unit A, and North line of 50 foot Rio Red Lane, (East), parallel to the North line of Lot 22, North 81 Deg. 06 Min. 43 Sec. West, 50.48 feet to an iron rod w/MF cap set at the beginning of a 50 foot radius curve to the left, for a point in the South

line hereof;

THENCE, continuing with the South line of Lot 22, with said 50 foot curve to the left, thru an arc of 31 Deg. 33 Min. 12 Sec. and arc length of 27.54 feet, whence cord bears, North 36 Deg. 23 Min. 34 Sec. West, 27.19 feet to an iron rod w/MF cap set at the Southwest corner of Lot 22, Unit A, for the Southwest corner hereof, said point located at the Southeast corner of Lot 23;

THENCE, with the West line of Lot 22, Unit A and East line of Lot 23, Unit A, parallel to the East line of Lot 22 and 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, at 30.87 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set at the Northwest corner of Lot 22, for the Northwest corner hereof, said point located at the South line of Lot 26

THENCE, with North line of Lot 22 and South line of Lot 26, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.156 acres of land more or less.

TRACT XXII:

DESCRIPTION OF A 0.193 ACRE TRACT OF LAND OUT OF LOT 22, AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 23, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located, North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 22;

THENCE, with the East line of Lot 23, Unit A, and West line of Lot 22, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 23, for the Southeast corner hereof, said point located on the North line of Rio Red Lane (East), a 50 radius curve to the left;

THENCE, with the South line of Lot 23, with said 50 foot curve to the left, at 57.99 feet pass a point on the East line of gas pipeline easement and at a total arc thru an arc of 92 Deg. 27 Min. 10 Sec. and arc length of 80.68 feet, whence cord bears, South 81 Deg. 36 Min. 15 Sec. West, 72.21 feet to an iron rod w/MF cap set at the Southwest corner of Lot 23, Unit A, for the Southwest corner hereof, said point located on the East line of lake area;

THENCE, with the West line of Lot 23, Unit A, and East line of lake area, North 19 Deg. 27 Min. 41 Sec. West at 59.45 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 116.26 feet to an iron rod w/MF cap set at the Northwest corner of Lot 23, for the Northwest corner hereof, said point located on the South line of Lot 28

THENCE, with North line of Lot 23, Unit A, and South line of Lot 28 and Lot 27, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 27.74 feet pass a point on the East line of gas pipeline easement, and at 125.0 feet to the POINT OF BEGINNING, containing 0.193 acres of land more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described

herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

When the context requires, singular nouns and pronouns include the plural.

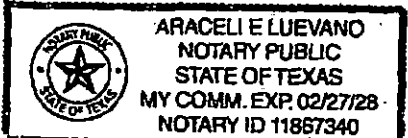
EXECUTED this 4th day of February, 2025.

Sivad Enterprise Inc., a Texas Corporation

By: [Signature]
Jerry C. Davis, President

THE STATE OF Texas §
COUNTY OF Hidalgo §

4th Before me, a Notary Public, the foregoing instrument was acknowledged on 4th day of February, 2025 by Jerry C. Davis, President for Sivad Enterprise Inc., a Texas Corporation who personally appeared before me, and who is known to me through Valid ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



AFTER RECORDING, RETURN TO:

[Signature]
NOTARY PUBLIC, STATE OF
Texas

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3/4

Anthony Uresti
Director of Planning

Application No: 4-955a

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		existing OSSF
Date Approved:	/ /	05/27/25

Name: Sugax Phase 1 LLC

Address: 1015 N Texas Blvd
206 #129
Weslaco, Texas 78596

Phone: 956 378 2111
956 432 2232

Water Supplier: Sharyland Water Supply

Utility Provider: [] M.V.E.C. [] AEP

Account/ESI No.: 1003 2789 4509 7903 3
[] Temporary Pole [] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Jesus R. Valdez

Ramsayer Gardens An IRR 0.156 AC TR-N50 W50.48' E210.48' LOT 22 & 550 W 70
E230' LOT 23 0.156 AC NET

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f),
on June 10, 2025, the Hidalgo County Commissioners Court approved the
issuance of this certificate stating as follows (strike through the statement that does not apply)

~~The land was not subdivided after September 1, 1995, and water service is available
within 750 feet of the land.~~

~~-OR-~~

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the
subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the
water service provider.~~

Planning Department Authorized Signature

Richard F. Carter
Hidalgo County Judge

6/10/25
Date

ATTEST

Antonio Guajardo Jr.
Hidalgo County Clerk

6/12/25
Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/10/25 BMS



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 956-318-2840	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, TX 78596 956-968-4734	Precinct No.3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045
---	--	---

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9552

**AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Jesus R Valdez

Known to me [or proved to me in the oath of _____ or through Texas Driver License description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Ramsayer Gardens

AN FRR 0.156 AC ~~NET~~ TR N50' W50.44' E 210.48' Lot 22 & 550' W70' E230!" Lot 23
0.156 AC NET

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

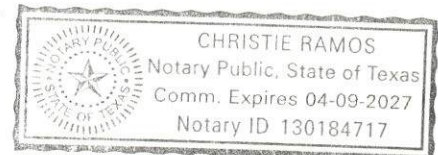
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on May 27, 2025 to certify which, witnesses my hand and seal of office.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78696 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-9552
Receipt No.: 040239
R0800-01-000-0022-13

- SUGAR PHASE 1 LLC
- 1716 W LOOP P
- PALMVIEW, TX 78572
- (956) 432-2232
- (956) 378-2111
- [1] Contractor: SELF
- [2] Water System: Sharyland WSC
- [3] Class of Work: 25 Residential, new, Single Family Dwelling
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: RAMSEYER GARDENS AN IRR 0.156AC
TR-N50'-W50.48'-E210.48' LOT 22 & S50'-W70'-E230' LOT 23
0.156AC NET
- [6] Location: RIO GRANDE CARE RD & CACTUS RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$102000
- [10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: **MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONSLOT 22**
Description: Permit 4-9552
Price: \$200.00
Description: Flood Zone Area
Price: \$200.00
Total Amount.....\$400.00
Method of Payment: Check
Check/M.O.#: 1133
Payment: \$400.00
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons

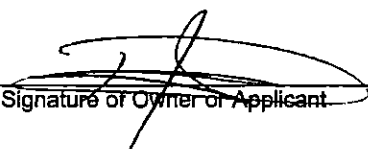


Cashier

4/23/25
Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.



Signature of Owner or Applicant

4-23-25
Date

LAKEVIEW SUBDIVISION
B

The N 5 Ac of Lot 21,
All of 22 and 23
Ramseyer Gardens,
Hidalgo County, TX.

1452.0'

750.0'

Exhibit B

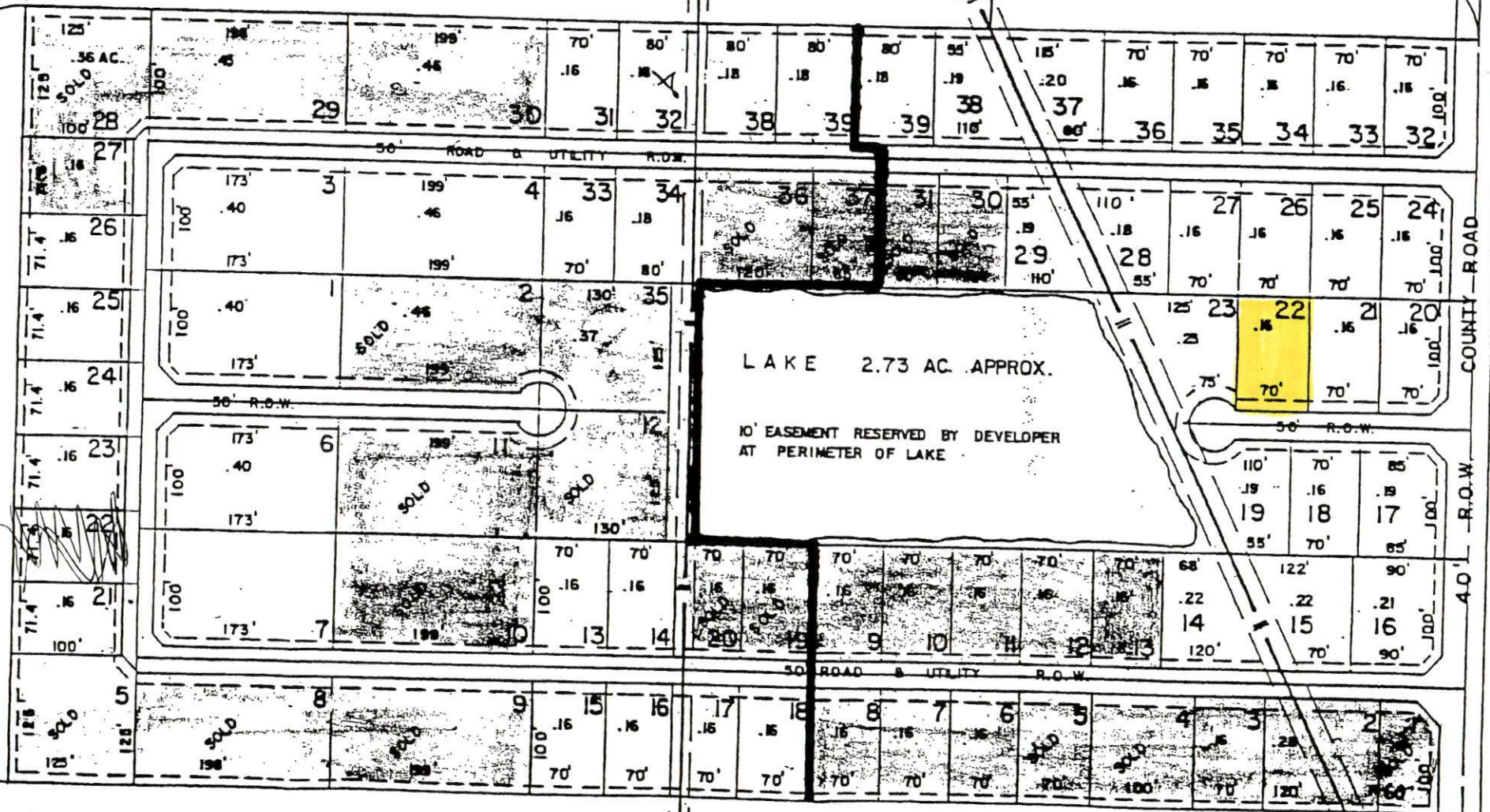
B

A

20' EASEMNT. FOR IRRIGATION PIPE LINE

30' EASEMNT. FOR GAS MAIN

LAKE 2.73 AC. APPROX.
10' EASEMENT RESERVED BY DEVELOPER AT PERIMETER OF LAKE



Capital Title
GF# 24-828491-ED

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 4, 2025

Grantor: Strad Enterprise Inc., a Texas Corporation

Grantor's Mailing Address: 19327 N 23rd Lane, McAllen, TX 78504

Grantee: Sugar Phase II LLC

Grantee's Mailing Address: 1716 SW Loop E, Lakeview, TX 78572

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Construction Loan Services II, LLC, in the principal amount of \$1,092,612.75 (One Million Ninety Two Thousand Six Hundred Seventy Two and 75/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Construction Loan Services II, LLC, and by a first lien deed of trust of even date from Grantee to Steven Matthews, trustee.

Property (including any improvements):

TRACT I:

DESCRIPTION OF A 0.200 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 37, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 37 and Lot 36, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 370.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 37 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 37, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 37 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 31.85 feet pass a point on the East line of 35 foot gas pipeline easement and at 60.0 to an iron rod w/MF cap set at the Southwest corner of Lot 37, for the Southwest corner hereof, said point also being the Southeast corner of Lot 38;

THENCE, with the West line of Lot 37 and East line of Lot 38, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 37, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 37, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 34.55 feet pass a point on the East line of 35 foot gas pipeline easement and at 115.0 feet to the POINT OF BEGINNING, containing 0.200 acres of land more or less.

TRACT II:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 38 and Lot 37, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 485.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38 and West line of Lot 37, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 10.61 feet pass a point on the west line of 35 foot gas pipeline easement and at 110.0 to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 39;

THENCE, with the West line of Lot 38 and East line of Lot 39, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 50.8 feet pass a point on the West line of 35 foot gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

Tract III:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39 and Lot 38, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 540.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39 and West line of Lot 38, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast of Lot 39, for the Southeast corner hereof, said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 39, Unit B;

THENCE, with the West line of Lot 39, Unit A and East line of Lot 39, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the

intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 39, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT IV:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 31, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 31, and Lot 32, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 860.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 31, and West line of Lot 32, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 31, for the Southeast corner hereof said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 31, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 to an iron rod w/MF cap set at the Southwest corner of Lot 31, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30;

THENCE, with the West line of Lot 31, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 31, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 31, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.160 acres of land more or less.

TRACT V:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 32, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 32, and Lot 38, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 780.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 32, and West line of Lot 38, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 32, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 32, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 32, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 31;

THENCE, with the West line of Lot 32, and East line of Lot 31, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 32, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 32, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VI:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 38, Unit B and Lot 39, Unit B, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 700.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38, and West line of Lot 39, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 32;

THENCE, with the West line of Lot 38, and East line of Lot 32, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

VII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39, Unit B and Lot 39, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 620.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39, Unit B, and West line of Lot 39, Unit A, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 39 B, for the Southeast corner hereof; said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit B, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 38;

THENCE, with the West line of Lot 39, Unit B and East line of Lot 38, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 39, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VIII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 34, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northwest corner of Lot 34, for the Northwest corner of the following described Tract of land, said point located on the South line of 50 foot Rio Red Circle (North), said point located South 81 Deg. 06 Min. 43 Sec. East, 592.0 feet and North 09 Deg. 29 Min. 17 Sec. East, 150.0 feet, from the Southwest corner of said Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 34 and South line of 50 foot Rio Red Circle (North), parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 65.0 feet pass a point on the West line of 30 foot Santa Cruz Irrigation District Number 15 easement and at 80.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 34, for the Northeast corner hereof, said point also known as the Northwest corner of Lot 36, Unit "B";

THENCE, the East line of Lot 34 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 34, for the Southeast corner hereof, said point being in the North line of Lot 35;

THENCE, with the South line of Lot 34, and North line of Lot 35, parallel to the South line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 15.0 feet pass a point on the West line of said 30 foot irrigation district easement and at 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 34, for the Southwest corner hereof, said point also being the Southeast corner of Lot 33;

THENCE, with the West line of Lot 34 and East line of Lot 33, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less

TRACT IX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 25, and Lot 24, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following

described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 90.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 25, and West line of Lot 24, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 25 for the for the Southeast corner hereof, said point being the common corner between Lots 25, 24, 20 and 21, Unit A;

THENCE, with South line of Lot 25, and North line of Lot 21, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 25, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 26;

THENCE, with the West line of Lot 25, and East line of Lot 26, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 25, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 25, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT X:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 26, and Lot 25, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 160.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 26, and West line of Lot 25, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 26 for the for the Southeast corner hereof, said point being the common corner between Lots 26, 25, 21 and 22, Unit A;

THENCE, with South line of Lot 26, and North line of Lot 22, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 26, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 27;

THENCE, with the West line of Lot 26, and East line of Lot 27, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 26, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 26, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XI:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT

ALSO KNOWN AS LOT 27, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 27, and Lot 26, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 27, and West line of Lot 26, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 27 for the for the Southeast corner hereof, said point being the common corner between Lots 27, 26, 22 and 23, Unit A;

THENCE, with South line of Lot 27, and North line of Lot 23, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 27, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 28;

THENCE, with the West line of Lot 27, and East line of Lot 28, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 27, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 27, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XII:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 28, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 28, and Lot 27, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 300.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 28, and West line of Lot 27, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 28, for the Southeast corner hereof, said point being located on the North line of Lot 23, Unit A;

THENCE, with South line of Lot 28, and North line of Lot 23, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 27.27 feet pass a point on the East line of gas pipeline easement and at 55.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 28, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 29;

THENCE, with the West line of Lot 28, and East line of Lot 29, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 28, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 28, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 32.52 feet pass

a point on the East line of gas pipeline easement and at 110.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIII:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 29, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 29, and Lot 28, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 410.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 29, and West line of Lot 28, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 29, for the for the Southeast corner hereof, said point being located on the North line of Lake Area;

THENCE, with South line of Lot 29, and North line of Lake Area, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 11.27 feet pass a point on the West line of gas pipeline easement and at 110.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 29, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30, Unit A;

THENCE, with the West line of Lot 29, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 29, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, with the North line of Lot 29, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 48.52 feet pass a point on the West line of gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIV:

DESCRIPTION OF A 0.194 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 14, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 14 and Lot 15, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 180.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 14 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 10.52 feet pass a point on the West line of gas pipeline easement and at 120.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 14, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 13;

THENCE, with the West line of Lot 14, and East line of Lot 13, parallel to the East line of Lot 22, North 09 Deg. 27 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest

corner of Lot 14, for the Northwest corner hereof, said point located on the South line of lake area;

THENCE, with North line of Lot 14 and South line of lake area, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 59.26 feet pass a point on the West line of gas pipeline easement and at 68.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 14, for the Northeast corner hereof, said point also being the Northwest corner of Lot 15;

THENCE, with the East line of Lot 14, and West Lot 15, South 18 Deg. 06 Min. 47 Sec. East, 112.23 feet to the POINT OF BEGINNING, containing 0.216 acres of land more or less.

TRACT XV:

DESCRIPTION OF A 0.220 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 15, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 15 and Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 110.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 15 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 41.52 feet pass a point on the East line of gas pipeline easement and at 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 15, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 14;

THENCE, with the West line of Lot 15, and East line of Lot 14, North 18 Deg. 06 Min. 47 Sec. West, 112.23 feet to an iron rod w/MF cap set at the Northwest corner of Lot 15, for the Northwest corner hereof, said point located on the South line of Lot 19;

THENCE, with North line of Lot 15 and South line of Lot 19 and Lot 18, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 19.5 feet pass a point on the East line of gas pipeline easement and at 122.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 15, for the Northeast corner hereof, said point also being the Northwest corner of Lot 16;

THENCE, with the East line of Lot 15, and West Lot 16, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.220 acres of land more or less.

TRACT XVI:

DESCRIPTION OF A 0.207 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 16, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point being the intersection of the South line of 50 foot Rio Red Circle (South) with the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 16 and North line of 50 foot Rio Red Circle (South) and the

South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 16, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 15;

THENCE, with the West line of Lot 16, and East line of Lot 15, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 16 for the for the Northwest corner hereof, said point located on the South line of Lot 18;

THENCE, with North line of Lot 16 and South line of Lots 18 and 17, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 90.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 16, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 16, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.207 acres of land more or less.

TRACT XVII:

DESCRIPTION OF A 0.195 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 17, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 17, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 17 and North line of Lot 16 parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 85.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 17, for the Southwest corner hereof;

THENCE, with the West line of Lot 17, and East line of Lot 18, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 17, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 17 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 85.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 17, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 17, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.195 acres of land more or less.

TRACT XVIII:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 18, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 18, Unit A, of Lakeview

Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 105.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 16;

THENCE, with South line of Lot 18 and North line of Lot 16 and Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 18, and East line of Lot 19, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 18, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 18 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 18, for the Northeast corner hereof, said point also being the Northwest corner of Lot 17;

THENCE, with the East line of Lot 18, and West line of Lot 17, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XIX:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 19, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 19, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 175.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 15;

THENCE, with South line of Lot 19 and North line of Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 26.73 feet pass a point on the East line of gas pipeline easement and at 57.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 19, and East line of lake area, North 18 Deg. 06 Min. 47 Sec. West, 89.34 feet to an iron rod w/MF cap set at the Northwest corner of Lot 19, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East), said point located on a 50 foot radius curve to the left;

THENCE, with the South line of Rio Red Lane (East), with said 50 foot radius curve to the left, at 33.68 feet pass a point on the East line of gas pipeline easement, thru a total arc of 83 Deg. 15 Min. 09 Sec. and arc length of 72.65 feet and cord bearing of North 81 Deg. 00 Min. 32 Sec. East, and cord length of 66.43 feet to an iron rod w/MF cap set, for end of curve and a point in the North line hereof;

THENCE, with North line of Lot 19 continuing with the South line of 50 foot Rio Red Lane (East), parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 35.38 feet to an iron rod w/MF cap set at the Northeast corner of Lot 19, for the Northeast corner hereof, said point also being the Northwest corner of Lot 18;

THENCE, with the East line of Lot 19, and West line of Lot 18, parallel to the East line of Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF

BEGINNING, containing 0.160 acres of land more or less.

TRACT XX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 21, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 21, Unit A, and West line of Lot 20, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 21, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with the South line of Lot 21, and North line of 50 foot Rio Red Lane (East), parallel to the North line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 21, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 22, Unit A;

THENCE, with the West line of Lot 21, Unit A and East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, at 50.0 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 21, for the Northwest corner hereof, said point located on the South line of Lot 25;

THENCE, with North line of Lot 21 and South line of Lot 25, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XXI:

DESCRIPTION OF A 0.156 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 22, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 160.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 22, Unit A, and West line of Lot 21, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 22, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with The South line of Lot 22, Unit A, and North line of 50 foot Rio Red Lane, (East), parallel to the North line of Lot 22, North 81 Deg. 06 Min. 43 Sec. West, 50.48 feet to an iron rod w/MF cap set at the beginning of a 50 foot radius curve to the left, for a point in the South

line hereof;

THENCE, continuing with the South line of Lot 22, with said 50 foot curve to the left, thru an arc of 31 Deg. 33 Min. 12 Sec. and arc length of 27.54 feet, whence cord bears, North 36 Deg. 23 Min. 34 Sec. West, 27.19 feet to an iron rod w/MF cap set at the Southwest corner of Lot 22, Unit A, for the Southwest corner hereof, said point located at the Southeast corner of Lot 23;

THENCE, with the West line of Lot 22, Unit A and East line of Lot 23, Unit A, parallel to the East line of Lot 22 and 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, at 30.87 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set at the Northwest corner of Lot 22, for the Northwest corner hereof, said point located at the South line of Lot 26

THENCE, with North line of Lot 22 and South line of Lot 26, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.156 acres of land more or less.

TRACT XXII:

DESCRIPTION OF A 0.193 ACRE TRACT OF LAND OUT OF LOT 22, AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 23, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 22;

THENCE, with the East line of Lot 23, Unit A, and West line of Lot 22, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 23, for the Southeast corner hereof, said point located on the North line of Rio Red Lane (East), a 50 radius curve to the left;

THENCE, with the South line of Lot 23, with said 50 foot curve to the left, at 57.99 feet pass a point on the East line of gas pipeline easement and at a total arc thru an arc of 92 Deg. 27 Min. 10 Sec. and arc length of 80.68 feet, whence cord bears, South 81 Deg. 36 Min. 15 Sec. West, 72.21 feet to an iron rod w/MF cap set at the Southwest corner of Lot 23, Unit A, for the Southwest corner hereof, said point located on the East line of lake area;

THENCE, with the West line of Lot 23, Unit A, and East line of lake area, North 19 Deg. 27 Min. 41 Sec. West at 59.45 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 116.26 feet to an iron rod w/MF cap set at the Northwest corner of Lot 23, for the Northwest corner hereof, said point located on the South line of Lot 28

THENCE, with North line of Lot 23, Unit A, and South line of Lot 28 and Lot 27, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 27.74 feet pass a point on the East line of gas pipeline easement, and at 125.0 feet to the POINT OF BEGINNING, containing 0.193 acres of land more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described

herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 4th day of February, 2025.

Sivad Enterprise Inc., a Texas Corporation

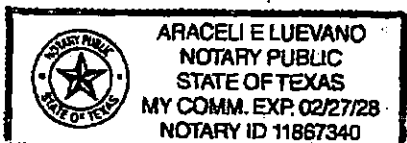
By:

Jerry C. Davis, President

THE STATE OF Texas §

COUNTY OF Hidalgo §

4th Before me, a Notary Public, the foregoing instrument was acknowledged on 4th day of February, 2025 by Jerry C. Davis, President for Sivad Enterprise Inc., a Texas Corporation who personally appeared before me, and who is known to me through valid ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



AFTER RECORDING, RETURN TO:

Araceli E Luevano
NOTARY PUBLIC, STATE OF
Texas

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9553

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>existing OSSF</u>
Date Approved:	<u>/ /</u>	<u>05/27/25</u>

Name: Sugar Phase 1 LLC

Address: 1015 N Texas Blvd.
20b #129
Weslaco, Texas 78596

Phone: 956 378 2111
956 432 2232

Water Supplier: Sharyland Water Supply

Utility Provider: M.V.E.C. AEP

Account/ESI No.: 1003 2789 4682 7154 0
 Temporary Pole Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Jesus R. Valdez Ramsayer Gardens W70 · E160 · S100 -
N250 · LOT 23 0.16 AC Net

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on June 10, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (~~strike through the statement that does not apply~~)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Planning Department Authorized Signature

Hidalgo County Judge

Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/10/25 BMS

ATTEST: Antonio Guajardo Jr.
Hidalgo County Clerk

Date

6/12/25
03



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9553

**AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Jesus R Valdez

Known to me [or proved to me in the oath of _____ or through Texas Driver License (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Rampeyer Gardens W70' E160' S100' N250' LOT 23 0.16 AC Net

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

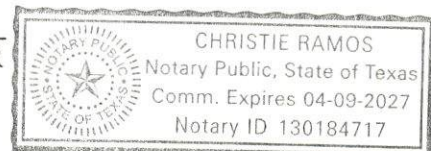
-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

(Signature)

SUBSCRIBED AND SWORN TO before me on May 27, 2025 to certify which, witnesses my hand and seal of office.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539
Ph: 956-318-2840 Fax: 956-318-2844
Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Westlaco, Texas 78596
Ph: 956-968-4734 Fax: 956-973-7850
Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-9553
Receipt No.: 040240
R0800-01-000-0023-31

SUGAR PHASE 1 LLC
1716 W LOOP P
PALMVIEW , TX 78572
(956) 432-2232
(956) 378-2111

- [1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1275Sq.Ft.
[5] Legal Description: RAMSEYER GARDENS W70'-E160'-S100'-N250' LOT 23 0.16AC NET
[6] Location: RIO GRANDE CARE RD & CACTUS RD
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$108300
[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONSLOT 25
Description: Permit 4-9553
Price: \$200.00
Description: Flood Zone Area
Price: \$200.00

Total Amount.....\$400.00

Method of Payment: Check
Check/M.O.#: 1133
Payment: \$400.00
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons

Cashier (Signature)

Date 4/23/25

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

(Signature)
Signature of Owner or Applicant

4-23-25
Date

EXHIBIT B

750.0'

LAKEVIEW SUBDIVISION B

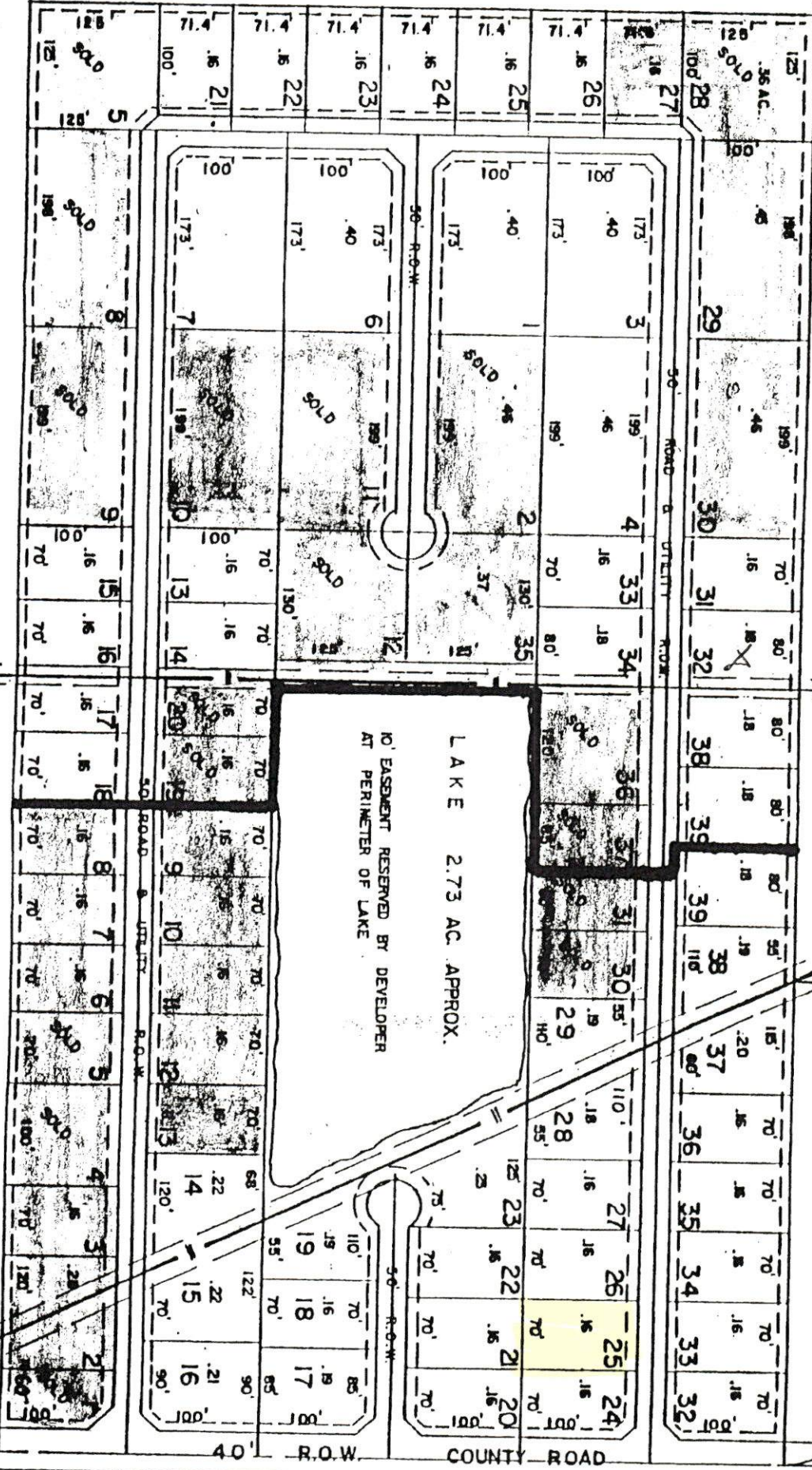
The N 5 Ac of Lot 21,
All of 22 and 23
Ramseyer Gardens,
Hidalgo County, TX.

1452.0'

779.0'

30' EASEMENT FOR GAS MAIN

488.0'



B

A

520' EASEMENT FOR IRRIGATION PIPE LINE

LAKE 2.73 AC. APPROX.
10' EASEMENT RESERVED BY DEVELOPER AT PERIMETER OF LAKE

COUNTY ROAD

Capital Title
GF# 24-328491-ED

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 4, 2025

Grantor: Sivad Enterprise Inc., a Texas Corporation

Grantor's Mailing Address: 1632 W 25th Lane, McAllen, TX 78504

Grantee: Sugar Phase 1 LLC

Grantee's Mailing Address: 1716 W Loop E, Pahrview, TX 78572

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Construction Loan Services II, LLC, in the principal amount of \$1,022,572.75 (One Million Twenty Two Thousand Six Hundred Seventy Two and 75/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Construction Loan Services II, LLC, and by a first-lien deed of trust of even date from Grantee to Steven Matthews, trustee.

Property (including any improvements):

TRACT 1:

DESCRIPTION OF A 0.200 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO FLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 37, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 37 and Lot 36, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 370.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 37 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 37, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 37 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 31.85 feet pass a point on the East line of 35 foot gas pipeline easement and at 60.0 to an iron rod w/MF cap set at the Southwest corner of Lot 37, for the Southwest corner hereof, said point also being the Southeast corner of Lot 38;

THENCE, with the West line of Lot 37 and East line of Lot 38, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 37, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 37, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 34.55 feet pass a point on the East line of 35 foot gas pipeline easement and at 115.0 feet to the POINT OF BEGINNING, containing 0.200 acres of land more or less.

TRACT II:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 38 and Lot 37, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 485.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38 and West line of Lot 37, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 10.61 feet pass a point on the west line of 35 foot gas pipeline easement and at 110.0 to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 39;

THENCE, with the West line of Lot 38 and East line of Lot 39, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 50.8 feet pass a point on the West line of 35 foot gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

Tract III:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39 and Lot 38, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 540.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39 and West line of Lot 38, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast of Lot 39, for the Southeast corner hereof, said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 39, Unit B;

THENCE, with the West line of Lot 39, Unit A and East line of Lot 39, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the

intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 39, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT IV:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 31, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 31, and Lot 32, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 860.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 31, and West line of Lot 32, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 31, for the Southeast corner hereof said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 31, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 to an iron rod w/MF cap set at the Southwest corner of Lot 31, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30;

THENCE, with the West line of Lot 31, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 31, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 31, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.160 acres of land more or less.

TRACT V:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 32, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 32, and Lot 38, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 780.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 32, and West line of Lot 38, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 32, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 32, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 32, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 31;

THENCE, with the West line of Lot 32, and East line of Lot 31, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 32, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 32, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VI:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 38, Unit B and Lot 39, Unit B, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 700.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38, and West line of Lot 39, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 32;

THENCE, with the West line of Lot 38, and East line of Lot 32, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

VII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39, Unit B and Lot 39, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 620.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39, Unit B, and West line of Lot 39, Unit A, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 39 B, for the for the Southeast corner hereof/said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit B, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 38;

THENCE, with the West line of Lot 39, Unit B and East line of Lot 38, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 39, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VIII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 34, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northwest corner of Lot 34, for the Northwest corner of the following described Tract of land, said point located on the South line of 50 foot Rio Red Circle (North), said point located South 81 Deg. 06 Min. 43 Sec. East, 592.0 feet and North 09 Deg. 29 Min. 17 Sec. East, 150.0 feet, from the Southwest corner of said Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 34 and South line of 50 foot Rio Red Circle (North), parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 65.0 feet pass a point on the West line of 30 foot Santa Cruz Irrigation District Number 15 easement and at 80.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 34, for the Northeast corner hereof, said point also known as the Northwest corner of Lot 36, Unit "B";

THENCE, the East line of Lot 34 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 34, for the Southeast corner hereof, said point being in the North line of Lot 35;

THENCE, with the South line of Lot 34, and North line of Lot 35, parallel to the South line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 15.0 feet pass a point on the West line of said 30 foot irrigation district easement and at 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 34, for the Southwest corner hereof, said point also being the Southeast corner of Lot 33;

THENCE, with the West line of Lot 34 and East line of Lot 33, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less

TRACT IX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 25, and Lot 24, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following

described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 90.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 25, and West line of Lot 24, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 25 for the for the Southeast corner hereof, said point being the common corner between Lots 25, 24, 20 and 21, Unit A;

THENCE, with South line of Lot 25, and North line of Lot 21, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 25, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 26;

THENCE, with the West line of Lot 25, and East line of Lot 26, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 25, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 25, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT X:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 26, and Lot 25, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 160.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 26, and West line of Lot 25, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 26 for the for the Southeast corner hereof, said point being the common corner between Lots 26, 25, 21 and 22, Unit A;

THENCE, with South line of Lot 26, and North line of Lot 22, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 26, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 27;

THENCE, with the West line of Lot 26, and East line of Lot 27, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 26, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 26, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XI:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT

ALSO KNOWN AS LOT 27, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 27, and Lot 26, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 27, and West line of Lot 26, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 27 for the for the Southeast corner hereof, said point being the common corner between Lots 27, 26, 22 and 23, Unit A;

THENCE, with South line of Lot 27, and North line of Lot 23, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 27, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 28;

THENCE, with the West line of Lot 27, and East line of Lot 28, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 27, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 27, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XII:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 28, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 28, and Lot 27, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 300.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 28, and West line of Lot 27, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 28, for the Southeast corner hereof, said point being located on the North line of Lot 23, Unit A;

THENCE, with South line of Lot 28, and North line of Lot 23, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 27.27 feet pass a point on the East line of gas pipeline easement and at 55.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 28, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 29;

THENCE, with the West line of Lot 28, and East line of Lot 29, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 28, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 28, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 32.52 feet pass

a point on the East line of gas pipeline easement and at 110.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIII:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 29, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 29, and Lot 28, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 410.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 29, and West line of Lot 28, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 29, for the for the Southeast corner hereof, said point being located on the North line of Lake Area;

THENCE, with South line of Lot 29, and North line of Lake Area, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 11.27 feet pass a point on the West line of gas pipeline easement and at 110.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 29, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30, Unit A;

THENCE, with the West line of Lot 29, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 29, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, with the North line of Lot 29, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 48.52 feet pass a point on the West line of gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIV:

DESCRIPTION OF A 0.194 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 14, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 14 and Lot 15, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 180.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 14 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 10.52 feet pass a point on the West line of gas pipeline easement and at 120.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 14, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 13;

THENCE, with the West line of Lot 14, and East line of Lot 13, parallel to the East line of Lot 22, North 09 Deg. 27 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest

corner of Lot 14, for the Northwest corner hereof; said point located on the South line of lake area;

THENCE, with North line of Lot 14 and South line of lake area, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 59.26 feet pass a point on the West line of gas pipeline easement and at 68.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 14, for the Northeast corner hereof, said point also being the Northwest corner of Lot 15;

THENCE, with the East line of Lot 14, and West Lot 15, South 18 Deg. 06 Min. 47 Sec. East, 112.23 feet to the POINT OF BEGINNING, containing 0.216 acres of land more or less.

TRACT XV:

DESCRIPTION OF A 0.220 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 15, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 15 and Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 110.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 15 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 41.52 feet pass a point on the East line of gas pipeline easement and at 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 15, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 14;

THENCE, with the West line of Lot 15, and East line of Lot 14, North 18 Deg. 06 Min. 47 Sec. West, 112.23 feet to an iron rod w/MF cap set at the Northwest corner of Lot 15, for the Northwest corner hereof, said point located on the South line of Lot 19;

THENCE, with North line of Lot 15 and South line of Lot 19 and Lot 18, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 19.5 feet pass a point on the East line of gas pipeline easement and at 122.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 15, for the Northeast corner hereof, said point also being the Northwest corner of Lot 16;

THENCE, with the East line of Lot 15, and West Lot 16, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.220 acres of land more or less.

TRACT XVI:

DESCRIPTION OF A 0.207 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 16, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point being the intersection of the South line of 50 foot Rio Red Circle (South) with the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 16 and North line of 50 foot Rio Red Circle (South) and the

South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 16, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 15;

THENCE, with the West line of Lot 16, and East line of Lot 15, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 16 for the for the Northwest corner hereof, said point located on the South line of Lot 18;

THENCE, with North line of Lot 16 and South line of Lots 18 and 17, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 90.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 16, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 16, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.207 acres of land more or less.

TRACT XVII:

DESCRIPTION OF A 0.195 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 17, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 17, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet; and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 17 and North line of Lot 16 parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 85.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 17, for the Southwest corner hereof;

THENCE, with the West line of Lot 17, and East line of Lot 18, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 17, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 17 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 85.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 17, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 17, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.195 acres of land more or less.

TRACT XVIII:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 18, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 18, Unit A, of Lakeview

Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 105.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 16;

THENCE, with South line of Lot 18 and North line of Lot 16 and Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 18, and East line of Lot 19, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 18, for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 18 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 18, for the Northeast corner hereof, said point also being the Northwest corner of Lot 17;

THENCE, with the East line of Lot 18, and West line of Lot 17, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XIX:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 19, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 19, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 175.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 15;

THENCE, with South line of Lot 19 and North line of Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 26.73 feet pass a point on the East line of gas pipeline easement and at 57.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 19, and East line of lake area, North 18 Deg. 06 Min. 47 Sec. West, 89.34 feet to an iron rod w/MF cap set at the Northwest corner of Lot 19, for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East), said point located on a 50 foot radius curve to the left;

THENCE, with the South line of Rio Red Lane (East), with said 50 foot radius curve to the left, at 33.68 feet pass a point on the East line of gas pipeline easement, thru a total arc of 83 Deg. 15 Min. 09 Sec. and arc length of 72.65 feet and cord bearing of North 81 Deg. 00 Min. 32 Sec. East, and cord length of 66.43 feet to an iron rod w/MF cap set, for end of curve and a point in the North line hereof;

THENCE, with North line of Lot 19 continuing with the South line of 50 foot Rio Red Lane (East), parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 35.38 feet to an iron rod w/MF cap set at the Northeast corner of Lot 19, for the Northeast corner hereof, said point also being the Northwest corner of Lot 18;

THENCE, with the East line of Lot 19, and West line of Lot 18, parallel to the East line of Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF

BEGINNING, containing 0.160 acres of land more or less.

TRACT XX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 21, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 21, Unit A, and West line of Lot 20, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 21, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with the South line of Lot 21, and North line of 50 foot Rio Red Lane (East), parallel to the North line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 21, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 22, Unit A;

THENCE, with the West line of Lot 21, Unit A and East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, at 50.0 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 21, for the Northwest corner hereof, said point located on the South line of Lot 25;

THENCE, with North line of Lot 21 and South line of Lot 25, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XXI:

DESCRIPTION OF A 0.156 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 22, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 160.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 22, Unit A, and West line of Lot 21, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 22, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with The South line of Lot 22, Unit A, and North line of 50 foot Rio Red Lane, (East), parallel to the North line of Lot 22, North 81 Deg. 06 Min. 43 Sec. West, 50.48 feet to an iron rod w/MF cap set at the beginning of a 50 foot radius curve to the left, for a point in the South

line hereof;

THENCE, continuing with the South line of Lot 22, with said 50 foot curve to the left, thru an arc of 31 Deg. 33 Min. 12 Sec. and arc length of 27.54 feet, whence cord bears, North 36 Deg. 23 Min. 34 Sec. West, 27.19 feet to an iron rod w/MF cap set at the Southwest corner of Lot 22, Unit A, for the Southwest corner hereof, said point located at the Southeast corner of Lot 23;

THENCE, with the West line of Lot 22, Unit A and East line of Lot 23, Unit A, parallel to the East line of Lot 22 and 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, at 30.87 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set at the Northwest corner of Lot 22, for the for the Northwest corner hereof, said point located at the South line of Lot 26

THENCE, with North line of Lot 22 and South line of Lot 26, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.156 acres of land more or less.

TRACT XXII:

DESCRIPTION OF A 0.193 ACRE TRACT OF LAND OUT OF LOT 22, AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 23, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located. North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 22;

THENCE, with the East line of Lot 23, Unit A, and West line of Lot 22, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 23, for the Southeast corner hereof, said point located on the North line of Rio Red Lane (East), a 50 radius curve to the left;

THENCE, with the South line of Lot 23, with said 50 foot curve to the left, at 57.99 feet pass a point on the East line of gas pipeline easement and at a total arc thru an arc of 92 Deg. 27 Min. 10 Sec. and arc length of 80.68 feet, whence cord bears, South 81 Deg. 36 Min. 15 Sec. West, 72.21 feet to an iron rod w/MF cap set at the Southwest corner of Lot 23, Unit A, for the Southwest corner hereof, said point located on the East line of lake area;

THENCE, with the West line of Lot 23, Unit A, and East line of lake area, North 19 Deg. 27 Min. 41 Sec. West at 59.45 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 116.26 feet to an iron rod w/MF cap set at the Northwest corner of Lot 23, for the for the Northwest corner hereof, said point located on the South line of Lot 28

THENCE, with North line of Lot 23, Unit A, and South line of Lot 28 and Lot 27, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 27.74 feet pass a point on the East line of gas pipeline easement, and at 125.0 feet to the POINT OF BEGINNING, containing 0.193 acres of land more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described

herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 4th day of February, 2025.

Sivad Enterprise Inc., a Texas Corporation

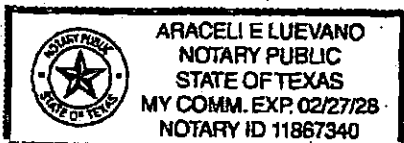
By:

Jerry C. Davis, Resident

THE STATE OF Texas §

COUNTY OF Hidalgo §

4th Before me, a Notary Public, the foregoing instrument was acknowledged on 4th day of February, 2025 by Jerry C. Davis, President for Sivad Enterprise Inc., a Texas Corporation who personally appeared before me, and who is known to me through Valid ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



AFTER RECORDING, RETURN TO:

Araceli E Luevano
NOTARY PUBLIC, STATE OF
Texas

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

GENERAL INFO

ACCOUNT

Property ID: 20836273
 Geographic ID: R0800-01-000-0023-31
 Type: R
 Zoning: CNTY
 Agent:
 Legal Description: RAMSEYER GARDENS W70'-E160'-S100'-N250' LOT 23 0.16AC NET
 Property Use:

OWNER

Name: SUGAR PHASE I LLC
 Secondary Name:
 Mailing Address: 1716 W LOOP P PALMVIEW TX 78572
 Owner ID: 1301824
 % Ownership: 100.000000
 Exemptions:

LOCATION

Address:
 Market Area:
 Market Area CD:
 Map ID: VOL 9 PG 16
 Zoning: CNTY

PROTEST

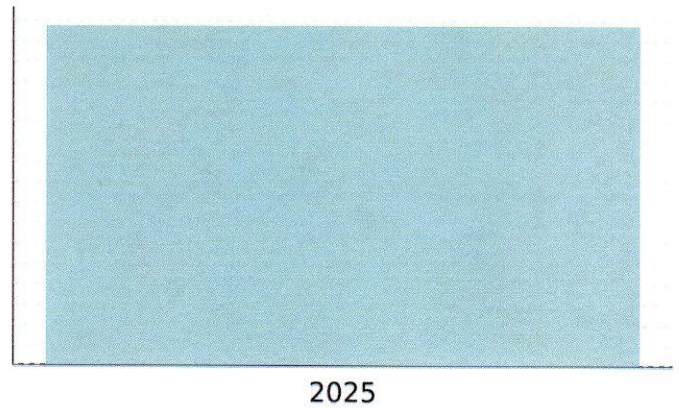
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$16,771
 Special Use Land Market: \$0
 Total Land: \$16,771
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$0
 Total Improvement: \$0
 Market: \$16,771
 Special Use Exclusion (-): \$0
 Appraised: \$16,771
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$16,771

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2025	\$16,771	\$0	\$0	\$16,771	\$0	\$16,771

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
DR1	DRAINAGE DISTRICT #1	0.112300	\$16,771	\$16,771
FD3	EMS DIST #03	0.007400	\$16,771	\$16,771
GHD	HIDALGO COUNTY	0.575000	\$16,771	\$16,771
JCC	SOUTH TEXAS COLLEGE	0.162000	\$16,771	\$16,771
SEB	EDINBURG ISD	0.872700	\$16,771	\$16,771
SST	SOUTH TEXAS SCHOOL	0.049200	\$16,771	\$16,771

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
AC	ACREAGE	0.1600	6,969.6	\$2.41	\$16,771	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/6/25	WDV	WARRANTY DEED/VENDO	SIVAD ENTERPRISES INC	SUGAR PHASE I LLC				3619754



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3/4

Anthony Uresti
Director of Planning

Application No: 4-9554

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Name: Sugar Phos 1 LLC

Address: 1016 N Texas Blvd.
20 b #129
Weslaco, Texas 78596

Phone: 956 378 2111
956 432 2232

Approved by Environmental Health:	Temporary Service	Final Service
	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>existing 055F</u>
Date Approved:	<u>/ /</u>	<u>05/27/25</u>

Water Supplier: Sharyland Water Supply

Utility Provider: [] M.V.E.C. [x] AEP

Account/ESI No.: 1003 2789 4050 6097 4
[] Temporary Pole [x] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Jesus R. Valdez Ramseyer Gardens W30. E230. S100. N250
LOT 23 0.16 AC Net

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on June 10, 2025, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.


Planning Department Authorized Signature

Ricardo F. ENTER 6/10/25
Hidalgo County Judge Date

ATTEST: Antonio Sanchez Jr. 6/12/25
Hidalgo County Clerk Date

APPROVED BY
COMMISSIONERS COURT
ON: 6/10/25 BMS.

DB



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 956-318-2840	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, TX 78596 956-968-4734	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045
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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9554

**AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Jesus R Valdez

Known to me [or proved to me in the oath of _____ or through Texas Driver License (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Ramsayer Garden W70' E230' S100' N250' Lot 23 0.16 Ac Net _____."

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

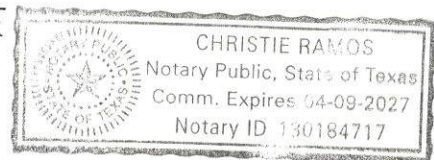
[Signature]

(Signature)

SUBSCRIBED AND SWORN TO before me on May 27, 2025 to certify which, witnesses my hand and seal of office.

[Signature]

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539
Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596
Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572

Permit No.: Permit 4-9554
Receipt No.: 040241
R0800-01-000-0023-32

SUGAR PHASE 1 LLC
1716 W LOOP P
PALMVIEW, TX 78572
(956) 432-2232
(956) 378-2111

- [1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1215Sq.Ft.
[5] Legal Description: RAMSEYER GARDENS W70'-E230'-S100'-N250' LOT 23 0.16AC NET
[6] Location: RIO GRANDE CARE RD & CACTUS RD
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$103200
[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner.'
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS LOT 26
Description: Permit 4-9554
Price: \$200.00
Description: Flood Zone Area
Price: \$200.00

Total Amount.....\$400.00

Method of Payment: Check
Check/M.O.#: 1133
Payment \$400.00
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons

Cashier (Signature)

Date 4/23/25

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner of Applicant

Date 4-23-25

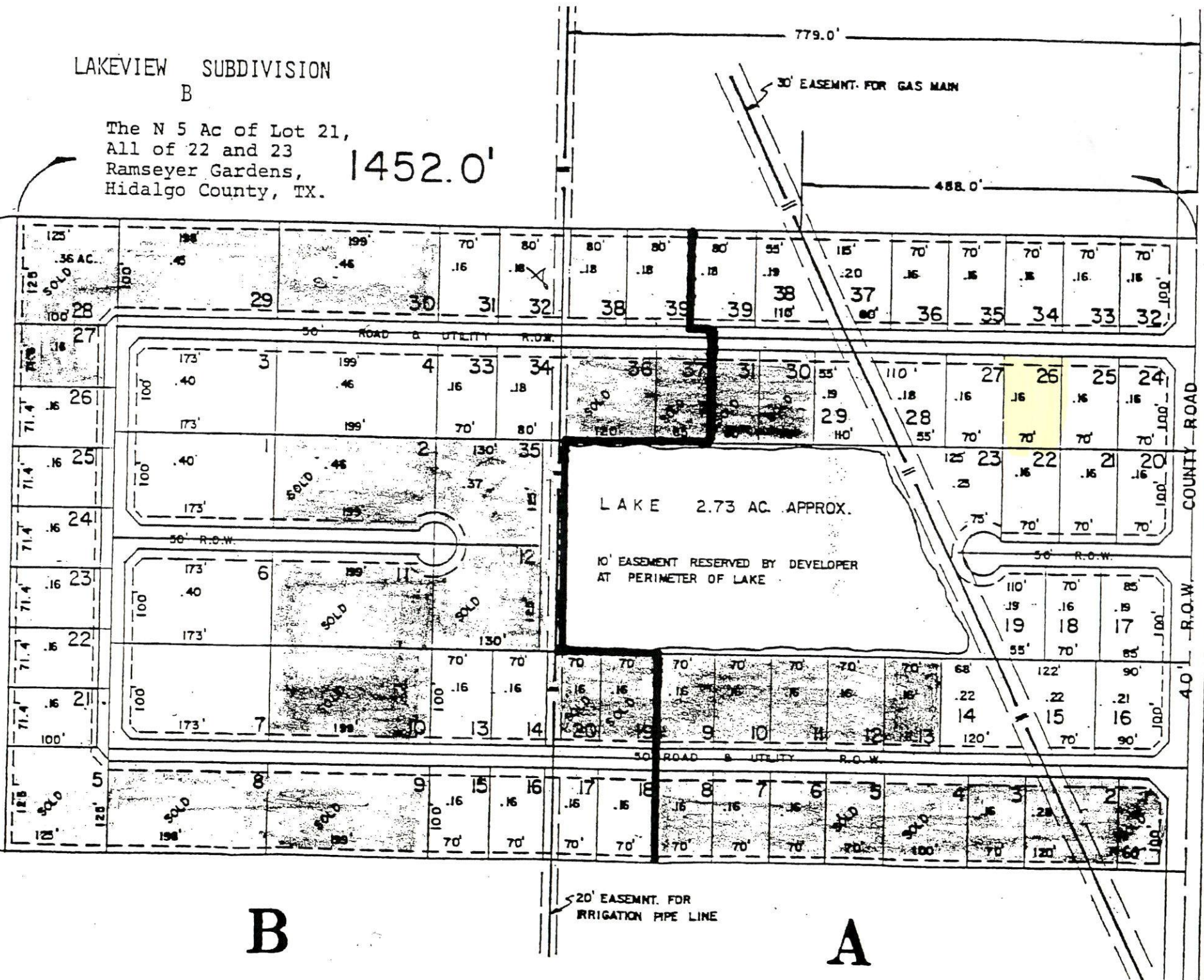
LAKEVIEW SUBDIVISION

B

The N 5 Ac of Lot 21,
All of 22 and 23
Ramseyer Gardens,
Hidalgo County, TX.

1452.0'

Exhibit B
750.0'



B

A

Capital Title

GF# 24-828491-ED

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 4, 2025

Grantor: Sivad Enterprise Inc., a Texas Corporation

Grantor's Mailing Address: 16322 N 23rd Lane, McAlester, TX 78504

Grantee: Sugar Phase I LLC

Grantee's Mailing Address: 1716 SW Loop E, Palmview, TX 78572

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Construction Loan Services II, LLC, in the principal amount of \$1,092,872.75 (One Million Ninety Two Thousand Six Hundred Seventy Two and 75/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Construction Loan Services II, LLC, and by a first lien deed of trust of even date from Grantee to Steven Matthews, trustee.

Property (including any improvements):**TRACT I:**

DESCRIPTION OF A 0.200 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 37, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 37 and Lot 36, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 370.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 37 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 37, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 37 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 31.85 feet pass a point on the East line of 35 foot gas pipeline easement and at 60.0 to an iron rod w/MF cap set at the Southwest corner of Lot 37, for the Southwest corner hereof, said point also being the Southeast corner of Lot 38;

THENCE, with the West line of Lot 37 and East line of Lot 38, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 37, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 37, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 34.55 feet pass a point on the East line of 35 foot gas pipeline easement and at 115.0 feet to the POINT OF BEGINNING, containing 0.200 acres of land more or less.

TRACT II:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 38 and Lot 37, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 485.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38 and West line of Lot 37, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 10.61 feet pass a point on the west line of 35 foot gas pipeline easement and at 110.0 to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 39;

THENCE, with the West line of Lot 38 and East line of Lot 39, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 50.8 feet pass a point on the West line of 35 foot gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

Tract III:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39 and Lot 38, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 540.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39 and West line of Lot 38, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast of Lot 39, for the Southeast corner hereof, said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 39, Unit B;

THENCE, with the West line of Lot 39, Unit A and East line of Lot 39, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the

intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 39, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT IV:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 31, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 31, and Lot 32, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 860.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 31, and West line of Lot 32, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 31, for the Southeast corner hereof said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 31, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 to an iron rod w/MF cap set at the Southwest corner of Lot 31, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30;

THENCE, with the West line of Lot 31, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 31, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 31, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.160 acres of land more or less.

TRACT V:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 32, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 32, and Lot 38, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 780.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 32, and West line of Lot 38, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 32, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 32, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 32, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 31;

THENCE, with the West line of Lot 32, and East line of Lot 31, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 32, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 32, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VI:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 38, Unit B and Lot 39, Unit B, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 700.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38, and West line of Lot 39, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 32;

THENCE, with the West line of Lot 38, and East line of Lot 32, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

VII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39, Unit B and Lot 39, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 620.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39, Unit B, and West line of Lot 39, Unit A, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 39 B, for the for the Southeast corner hereof/said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit B, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 38;

THENCE, with the West line of Lot 39, Unit B and East line of Lot 38, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 39, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VIII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 34, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northwest corner of Lot 34, for the Northwest corner of the following described Tract of land, said point located on the South line of 50 foot Rio Red Circle (North), said point located South 81 Deg. 06 Min. 43 Sec. East, 592.0 feet and North 09 Deg. 29 Min. 17 Sec. East, 150.0 feet, from the Southwest corner of said Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 34 and South line of 50 foot Rio Red Circle (North), parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 65.0 feet pass a point on the West line of 30 foot Santa Cruz Irrigation District Number 15 easement and at 80.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 34, for the Northeast corner hereof, said point also known as the Northwest corner of Lot 36, Unit "B";

THENCE, the East line of Lot 34 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 34, for the Southeast corner hereof, said point being in the North line of Lot 35;

THENCE, with the South line of Lot 34, and North line of Lot 35, parallel to the South line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 15.0 feet pass a point on the West line of said 30 foot irrigation district easement and at 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 34, for the Southwest corner hereof, said point also being the Southeast corner of Lot 33;

THENCE, with the West line of Lot 34 and East line of Lot 33, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less

TRACT IX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 25, and Lot 24, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following

described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 90.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 25, and West line of Lot 24, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 25 for the for the Southeast corner hereof, said point being the common corner between Lots 25, 24, 20 and 21, Unit A;

THENCE, with South line of Lot 25, and North line of Lot 21, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 25, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 26;

THENCE, with the West line of Lot 25, and East line of Lot 26, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 25, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 25, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT X:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 26, and Lot 25, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec West, 160.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 26, and West line of Lot 25, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 26 for the for the Southeast corner hereof, said point being the common corner between Lots 26, 25, 21 and 22, Unit A;

THENCE, with South line of Lot 26, and North line of Lot 22, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 26, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 27;

THENCE, with the West line of Lot 26, and East line of Lot 27, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 26, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 26, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XI:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT

**ALSO KNOWN AS LOT 27, OF THE UNRECORDED MAP OF LAKEVIEW
SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY
METES AND BOUNDS AS FOLLOWS**

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 27, and Lot 26, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 27, and West line of Lot 26, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 27 for the for the Southeast corner hereof, said point being the common corner between Lots 27, 26, 22 and 23, Unit A;

THENCE, with South line of Lot 27, and North line of Lot 23, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 27, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 28;

THENCE, with the West line of Lot 27, and East line of Lot 28, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 27, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 27, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the **POINT OF BEGINNING**, containing 0.161 acres of land more or less.

TRACT XII:

**DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER
GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN
VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT
ALSO KNOWN AS LOT 28, OF THE UNRECORDED MAP OF LAKEVIEW
SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY
METES AND BOUNDS AS FOLLOWS**

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 28, and Lot 27, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 300.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 28, and West line of Lot 27, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 28, for the Southeast corner hereof, said point being located on the North line of Lot 23, Unit A;

THENCE, with South line of Lot 28, and North line of Lot 23, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 27.27 feet pass a point on the East line of gas pipeline easement and at 55.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 28, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 29;

THENCE, with the West line of Lot 28, and East line of Lot 29, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 28, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 28, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 32.52 feet pass

a point on the East line of gas pipeline easement and at 110.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIII:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 29, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 29, and Lot 28, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 410.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 29, and West line of Lot 28, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 29, for the for the Southeast corner hereof, said point being located on the North line of Lake Area;

THENCE, with South line of Lot 29, and North line of Lake Area, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 11.27 feet pass a point on the West line of gas pipeline easement and at 110.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 29, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30, Unit A;

THENCE, with the West line of Lot 29, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 29, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, with the North line of Lot 29, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 48.52 feet pass a point on the West line of gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIV:

DESCRIPTION OF A 0.194 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 14, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 14 and Lot 15, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 180.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 14 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 10.52 feet pass a point on the West line of gas pipeline easement and at 120.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 14, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 13;

THENCE, with the West line of Lot 14, and East line of Lot 13, parallel to the East line of Lot 22, North 09 Deg. 27 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest

corner of Lot 14, for the Northwest corner hereof; said point located on the South line of lake area;

THENCE, with North line of Lot 14 and South line of lake area, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 59.26 feet pass a point on the West line of gas pipeline easement and at 68.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 14, for the Northeast corner hereof, said point also being the Northwest corner of Lot 15;

THENCE, with the East line of Lot 14, and West Lot 15, South 18 Deg. 06 Min. 47 Sec. East, 112.23 feet to the POINT OF BEGINNING, containing 0.216 acres of land more or less.

TRACT XV:

DESCRIPTION OF A 0.220 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO FLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 15, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 15 and Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 110.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 15 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 41.52 feet pass a point on the East line of gas pipeline easement and at 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 15, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 14;

THENCE, with the West line of Lot 15, and East line of Lot 14, North 18 Deg. 06 Min. 47 Sec. West, 112.23 feet to an iron rod w/MF cap set at the Northwest corner of Lot 15, for the Northwest corner hereof, said point located on the South line of Lot 19;

THENCE, with North line of Lot 15 and South line of Lot 19 and Lot 18, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 19.5 feet pass a point on the East line of gas pipeline easement and at 122.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 15, for the Northeast corner hereof, said point also being the Northwest corner of Lot 16;

THENCE, with the East line of Lot 15, and West Lot 16, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.220 acres of land more or less.

TRACT XVI:

DESCRIPTION OF A 0.207 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO FLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 16, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point being the intersection of the South line of 50 foot Rio Red Circle (South) with the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 16 and North line of 50 foot Rio Red Circle (South) and the

South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 16, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 15;

THENCE, with the West line of Lot 16, and East line of Lot 15, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 16 for the for the Northwest corner hereof, said point located on the South line of Lot 18;

THENCE, with North line of Lot 16 and South line of Lots 18 and 17, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 90.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 16, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 16, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.207 acres of land more or less.

TRACT XVII:

DESCRIPTION OF A 0.195 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 17, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 17, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 17 and North line of Lot 16 parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 85.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 17, for the Southwest corner hereof;

THENCE, with the West line of Lot 17, and East line of Lot 18, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 17, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 17 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 85.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 17, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 17, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.195 acres of land more or less.

TRACT XVIII:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 18, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 18, Unit A, of Lakeview

Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 105.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 16;

THENCE, with South line of Lot 18 and North line of Lot 16 and Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 18, and East line of Lot 19, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 18, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 18 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 18, for the Northeast corner hereof, said point also being the Northwest corner of Lot 17;

THENCE, with the East line of Lot 18, and West line of Lot 17, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XIX:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 19, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 19, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 175.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 15;

THENCE, with South line of Lot 19 and North line of Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 26.73 feet pass a point on the East line of gas pipeline easement and at 57.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 19, and East line of lake area, North 18 Deg. 06 Min. 47 Sec. West, 89.34 feet to an iron rod w/MF cap set at the Northwest corner of Lot 19, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East), said point located on a 50 foot radius curve to the left;

THENCE, with the South line of Rio Red Lane (East), with said 50 foot radius curve to the left, at 33.68 feet pass a point on the East line of gas pipeline easement, thru a total arc of 83 Deg. 15 Min. 09 Sec. and arc length of 72.65 feet and cord bearing of North 81 Deg. 00 Min. 32 Sec. East, and cord length of 66.43 feet to an iron rod w/MF cap set, for end of curve and a point in the North line hereof;

THENCE, with North line of Lot 19 continuing with the South line of 50 foot Rio Red Lane (East), parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 35.38 feet to an iron rod w/MF cap set at the Northeast corner of Lot 19, for the Northeast corner hereof, said point also being the Northwest corner of Lot 18;

THENCE, with the East line of Lot 19, and West line of Lot 18, parallel to the East line of Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF

BEGINNING, containing 0.160 acres of land more or less.

TRACT XX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 21, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 21, Unit A, and West line of Lot 20, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 21, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with the South line of Lot 21, and North line of 50 foot Rio Red Lane (East), parallel to the North line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 21, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 22, Unit A;

THENCE, with the West line of Lot 21, Unit A and East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, at 50.0 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 21, for the Northwest corner hereof, said point located on the South line of Lot 25;

THENCE, with North line of Lot 21 and South line of Lot 25, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XXI:

DESCRIPTION OF A 0.156 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 22, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 160.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 22, Unit A, and West line of Lot 21, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 22, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with The South line of Lot 22, Unit A, and North line of 50 foot Rio Red Lane, (East), parallel to the North line of Lot 22, North 81 Deg. 06 Min. 43 Sec. West, 50.48 feet to an iron rod w/MF cap set at the beginning of a 50 foot radius curve to the left, for a point in the South

line hereof;

THENCE, continuing with the South line of Lot 22, with said 50 foot curve to the left, thru an arc of 31 Deg. 33 Min. 12 Sec. and arc length of 27.54 feet, whence cord bears, North 36 Deg. 23 Min. 34 Sec. West, 27.19 feet to an iron rod w/MF cap set at the Southwest corner of Lot 22, Unit A, for the Southwest corner hereof, said point located at the Southeast corner of Lot 23;

THENCE, with the West line of Lot 22, Unit A and East line of Lot 23, Unit A, parallel to the East line of Lot 22 and 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, at 30.87 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set at the Northwest corner of Lot 22, for the Northwest corner hereof, said point located at the South line of Lot 26

THENCE, with North line of Lot 22 and South line of Lot 26, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.156 acres of land more or less.

TRACT XXII:

DESCRIPTION OF A 0.193 ACRE TRACT OF LAND OUT OF LOT 22, AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 23, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located, North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 22;

THENCE, with the East line of Lot 23, Unit A, and West line of Lot 22, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 23, for the Southeast corner hereof, said point located on the North line of Rio Red Lane (East), a 50 radius curve to the left;

THENCE, with the South line of Lot 23, with said 50 foot curve to the left, at 57.99 feet pass a point on the East line of gas pipeline easement and at a total arc thru an arc of 92 Deg. 27 Min. 10 Sec. and arc length of 80.68 feet, whence cord bears, South 81 Deg. 36 Min. 15 Sec. West, 72.21 feet to an iron rod w/MF cap set at the Southwest corner of Lot 23, Unit A, for the Southwest corner hereof, said point located on the East line of lake area;

THENCE, with the West line of Lot 23, Unit A, and East line of lake area, North 19 Deg. 27 Min. 41 Sec. West at 59.45 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 116.26 feet to an iron rod w/MF cap set at the Northwest corner of Lot 23, for the Northwest corner hereof, said point located on the South line of Lot 28

THENCE, with North line of Lot 23, Unit A, and South line of Lot 28 and Lot 27, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 27.74 feet pass a point on the East line of gas pipeline easement, and at 125.0 feet to the POINT OF BEGINNING, containing 0.193 acres of land more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described

herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 4th day of February, 2025.

Sivad Enterprise Inc., a Texas Corporation

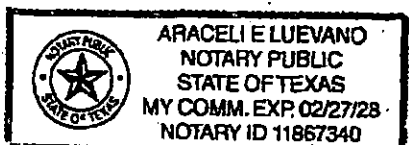
By:

Jerry C. Davis
Jerry C. Davis, President

THE STATE OF Texas §

COUNTY OF Hidalgo §

4th Before me, a Notary Public, the foregoing instrument was acknowledged on 4th day of February, 2025 by Jerry C. Davis, President for Sivad Enterprise Inc., a Texas Corporation who personally appeared before me, and who is known to me through Valid ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



AFTER RECORDING, RETURN TO:

Araceli E Luevano
NOTARY PUBLIC, STATE OF
Texas

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 4-9555

AFFIDAVIT TO APPLY TO THE COUNTY OF HIDALGO FOR CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Jesus R Valdez

Known to me [or proved to me in the oath of _____ or through Texas Driver License (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

Ramseyer gardens

W 70' E 300' S 100' N 250' LOT 23 0.16 AC Net

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND ~~[strike through the statement below that does not apply]~~

3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

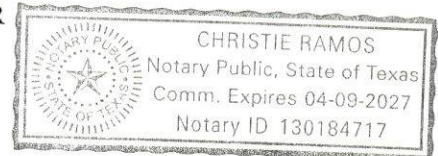
-OR-

3B. "The land was on ~~August 31, 1999~~, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on May 27, 2025 to certify which, witnesses my hand and seal of office.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS





COUNTY OF HIDALGO
PLANNING DEPARTMENT

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539
Ph: 956-318-2840 Fax: 956-318-2844
Precinct No. 1 Substation 1900 Joe Stephens Ave. Sta. A Weslaco, Texas 78596
Ph: 956-968-4734 Fax: 956-973-7850
Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572
Ph: 956-205-7045 Fax: 956-205-7049

Permit No.: Permit 4-9555
Receipt No.: 040242
R0800-01-000-0023-33

SUGAR PHASE 1 LLC
1716 W LOOP P
PALMVIEW, TX 78572
(956) 432-2232
(956) 378-2111

- [1] Contractor: SELF
[2] Water System: Sharyland WSC
[3] Class of Work: 25 Residential, new, Single Family Dwelling
[4] Size of Structure: 1265Sq.Ft.
[5] Legal Description: RAMSEYER GARDENS W70'-E300'-S100'-N250' LOT 23 0.16AC NET
[6] Location: RIO GRANDE CARE RD & CACTUS RD
[7] Sewage: N/A
[8] Construction Type: Wood
[9] Est. Cost of Construction: \$107500
[10] Flood Zone: Zone AE

Community Panel Number: 4803340325D
Precinct: 4
Certification of Elevation Required: Yes
Setbacks: Front 25', Rear 15', Side 6', Side 6', Corner'
Special Conditions: MUST COMPLY WITH COUNTY SETBACKS AND REGULATIONS LOT 27
Description: Permit 4-9555
Price: \$200.00
Description: Flood Zone Area
Price: \$200.00
Total Amount.....\$400.00
Method of Payment: Check
Check/M.O.#: 1133
Payment: \$400.00
Change Due: \$0.00
Application: alex.antons
Inspector: julio.ruiz
Receipt: alex.antons

Cashier [Signature] Date 4/23/25

[NOTICE]
ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Signature of Owner or Applicant [Signature] Date 4-23-25

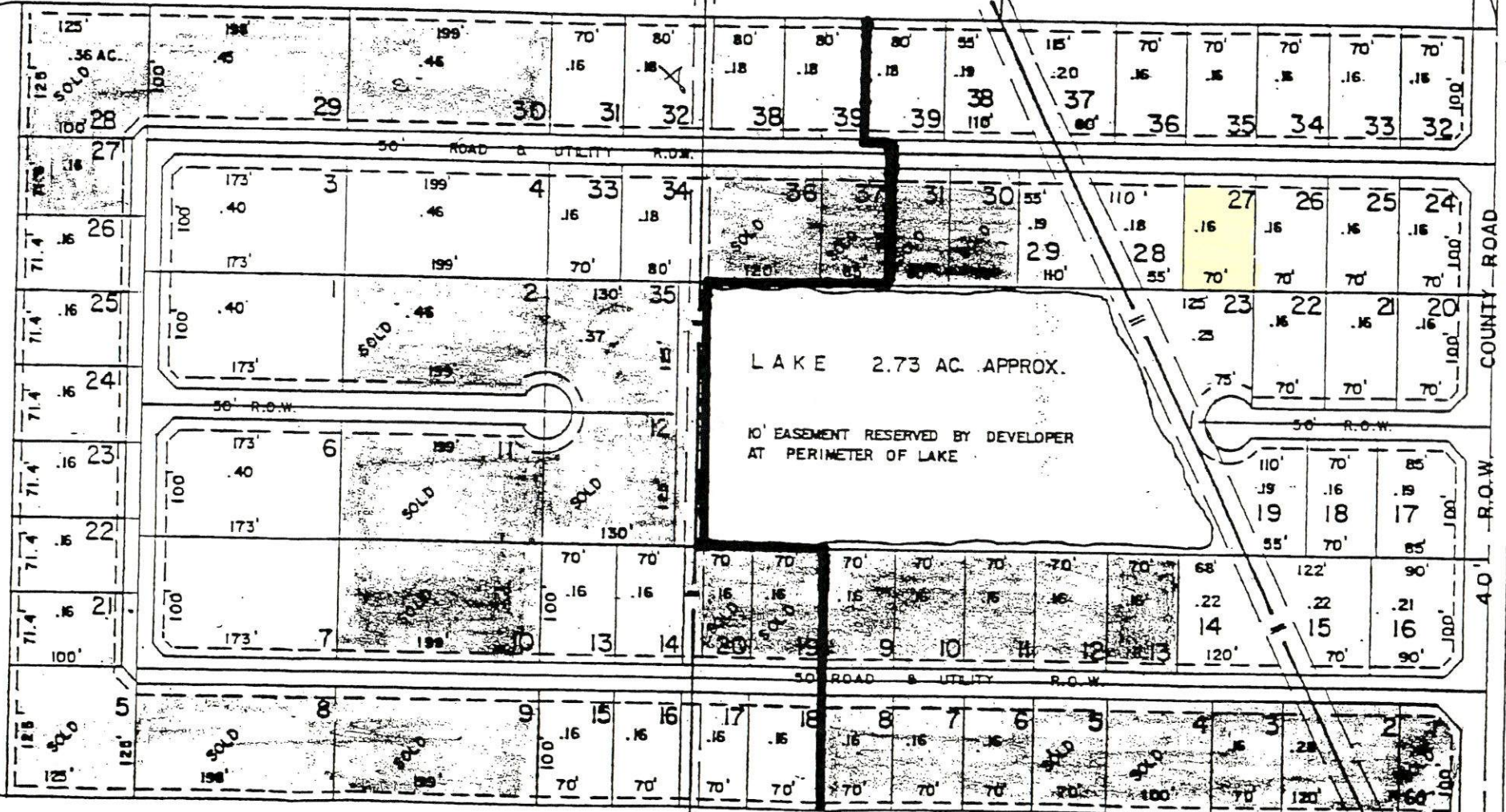
LAKEVIEW SUBDIVISION

B

The N 5 Ac of Lot 21,
All of 22 and 23
Ramseyer Gardens,
Hidalgo County, TX.

1452.0'

Exhibit B
750.0'



B

A

Capital Title
GF# 24-828491-ED

Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: February 4, 2025

Grantor: Sivad Enterprise Inc., a Texas Corporation

Grantor's Mailing Address: 10322 N 23rd Lane, McAllen, TX 78504

Grantee: Sugar Phase I LLC

Grantee's Mailing Address: 1716 W Loop E, Palacios, TX 78574

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of Construction Loan Services II, LLC, in the principal amount of \$1,092,072.75 (One Million Ninety Two Thousand Six Hundred Seventy Two and 75/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Construction Loan Services II, LLC, and by a first lien deed of trust of even date from Grantee to Steven Matthews, trustee.

Property (including any improvements):

TRACT I:

DESCRIPTION OF A 0.200 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 37, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 37 and Lot 36, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 370.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 37 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 37, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 37 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 31.85 feet pass a point on the East line of 35 foot gas pipeline easement and at 60.0 to an iron rod w/MF cap set at the Southwest corner of Lot 37, for the Southwest corner hereof, said point also being the Southeast corner of Lot 38;

THENCE, with the West line of Lot 37 and East line of Lot 38, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 37, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 37, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 34.55 feet pass a point on the East line of 35 foot gas pipeline easement and at 115.0 feet to the POINT OF BEGINNING, containing 0.200 acres of land more or less.

TRACT II:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 38 and Lot 37, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 485.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38 and West line of Lot 37, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 10.61 feet pass a point on the west line of 35 foot gas pipeline easement and at 110.0 to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 39;

THENCE, with the West line of Lot 38 and East line of Lot 39, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 50.8 feet pass a point on the West line of 35 foot gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

Tract III:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39 and Lot 38, of Lakeview Subdivision, Unit "A" (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 540.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39 and West line of Lot 38, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast of Lot 39, for the Southeast corner hereof, said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39 and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 39, Unit B;

THENCE, with the West line of Lot 39, Unit A and East line of Lot 39, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the

intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 39, Lakeview Subdivision, Unit "A" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT IV:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 31, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 31, and Lot 32, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 860.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 31, and West line of Lot 32, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 31, for the Southeast corner hereof said point being located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 31, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 to an iron rod w/MF cap set at the Southwest corner of Lot 31, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30;

THENCE, with the West line of Lot 31, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 31, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 31, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.160 acres of land more or less.

TRACT V:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 32, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner between Lot 32, and Lot 38, Unit B, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 780.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 32, and West line of Lot 38, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 32, for the Southeast corner hereof, said point located at the intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 32, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 32, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 31;

THENCE, with the West line of Lot 32, and East line of Lot 31, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 32, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 32, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VI:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 38, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 38, Unit B and Lot 39, Unit B, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 700.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 38, and West line of Lot 39, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 38, for the for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 38, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 38, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 32;

THENCE, with the West line of Lot 38, and East line of Lot 32, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 38, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, North line of Lot 38, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

VII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 39, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 39, Unit B and Lot 39, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located on the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 620.0 feet, from the Northeast corner said Lot 23,

THENCE, with the East line of Lot 39, Unit B, and West line of Lot 39, Unit A, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 39 B, for the for the Southeast corner hereof/said point located at the Intersection with the North line of 50 foot Rio Red Circle (North);

THENCE, with South line of Lot 39, Unit B, and North line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 39, Unit B, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 38;

THENCE, with the West line of Lot 39, Unit B and East line of Lot 38, Unit B, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 39, for the Northwest corner hereof, said point located at the intersection with the North line of Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 39, Lakeview Subdivision, Unit "B" (unrecorded), the North line of Lot 23 and South line of Lot 24, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 80.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less.

TRACT VIII:

DESCRIPTION OF A 0.184 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 34, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "B", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northwest corner of Lot 34, for the Northwest corner of the following described Tract of land, said point located on the South line of 50 foot Rio Red Circle (North), said point located South 81 Deg. 06 Min. 43 Sec. East, 592.0 feet and North 09 Deg. 29 Min. 17 Sec. East, 150.0 feet, from the Southwest corner of said Lot 23, Ramseyer Gardens;

THENCE, with the North line of Lot 34 and South line of 50 foot Rio Red Circle (North), parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 65.0 feet pass a point on the West line of 30 foot Santa Cruz Irrigation District Number 15 easement and at 80.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 34, for the Northeast corner hereof, said point also known as the Northwest corner of Lot 36, Unit "B";

THENCE, the East line of Lot 34 and West line of Lot 36, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 34, for the Southeast corner hereof, said point being in the North line of Lot 35;

THENCE, with the South line of Lot 34, and North line of Lot 35, parallel to the South line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 15.0 feet pass a point on the West line of said 30 foot irrigation district easement and at 80.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 34, for the Southwest corner hereof, said point also being the Southeast corner of Lot 33;

THENCE, with the West line of Lot 34 and East line of Lot 33, parallel to the East line of Lot 23, Ramseyer Gardens Subdivision, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to the POINT OF BEGINNING, containing 0.184 acres of land more or less

TRACT IX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 25, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 25, and Lot 24, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following

described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 25, and West line of Lot 24, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 25 for the for the Southeast corner hereof, said point being the common corner between Lots 25, 24, 20 and 21, Unit A;

THENCE, with South line of Lot 25, and North line of Lot 21, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 25, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 26;

THENCE, with the West line of Lot 25, and East line of Lot 26, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 25, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 25, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT X:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 26, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 26, and Lot 25, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 160.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 26, and West line of Lot 25, parallel to the East line of Lot 23, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 26 for the for the Southeast corner hereof, said point being the common corner between Lots 26, 25, 21 and 22, Unit A;

THENCE, with South line of Lot 26, and North line of Lot 22, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 26, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 27;

THENCE, with the West line of Lot 26, and East line of Lot 27, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 26, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 26, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XI:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT

**ALSO KNOWN AS LOT 27, OF THE UNRECORDED MAP OF LAKEVIEW
SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY
METES AND BOUNDS AS FOLLOWS**

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 27, and Lot 26, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 27, and West line of Lot 26, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 27 for the for the Southeast corner hereof, said point being the common corner between Lots 27, 26, 22 and 23, Unit A;

THENCE, with South line of Lot 27, and North line of Lot 23, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 27, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 28;

THENCE, with the West line of Lot 27, and East line of Lot 28, parallel to the East line of Lot 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 27, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 27, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XII:

**DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER
GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN
VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT
ALSO KNOWN AS LOT 28, OF THE UNRECORDED MAP OF LAKEVIEW
SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY
METES AND BOUNDS AS FOLLOWS**

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 28, and Lot 27, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 300.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 28, and West line of Lot 27, parallel to the East line of Lot 23, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.0 feet to an iron rod w/MF cap set at the Southeast corner of Lot 28, for the Southeast corner hereof, said point being located on the North line of Lot 23, Unit A;

THENCE, with South line of Lot 28, and North line of Lot 23, parallel to the North line of Lot 23, North 81 Deg. 06 Min. 43 Sec. West, at 27.27 feet pass a point on the East line of gas pipeline easement and at 55.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 28, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 29;

THENCE, with the West line of Lot 28, and East line of Lot 29, North 19 Deg. 27 Min. 41 Sec. West, 113.62 feet to an iron rod w/MF cap set at the Northwest corner of Lot 28, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, North line of Lot 28, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 32.52 feet pass

a point on the East line of gas pipeline easement and at 110.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIII:

DESCRIPTION OF A 0.189 ACRE TRACT OF LAND OUT OF LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 29, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common North corner of Lot 29, and Lot 28, Unit A, of Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located South 09 Deg. 29 Min. 17 Sec. West, 150.0 feet and North 81 Deg. 06 Min. 43 Sec. West, 410.0 feet from the Northeast corner of Lot 23, Ramseyer Gardens, said point located on the South line of 50 foot Rio Red Circle (North);

THENCE, with the East line of Lot 29, and West line of Lot 28, South 19 Deg. 27 Min. 41 Sec. East, 113.62 feet to an iron rod w/MF cap set at the Southeast corner of Lot 29, for the for the Southeast corner hereof, said point being located on the North line of Lake Area;

THENCE, with South line of Lot 29, and North line of Lake Area, parallel to the North line of Lot 23, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 11.27 feet pass a point on the West line of gas pipeline easement and at 110.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 29, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 30, Unit A;

THENCE, with the West line of Lot 29, and East line of Lot 30, parallel to the East line of Lot 23, North 09 Deg. 29 Min. 17 Sec. East, 100.00 feet to an iron rod w/MF cap set at the Northwest corner of Lot 29, for the Northwest corner hereof, said point located at the intersection with the South line of 50 Rio Red Circle (North);

THENCE, with the North line of Lot 29, and South line of 50 foot Rio Red Circle (North), parallel to the North line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 48.52 feet pass a point on the West line of gas pipeline easement and at 55.0 feet to the POINT OF BEGINNING, containing 0.189 acres of land more or less.

TRACT XIV:

DESCRIPTION OF A 0.194 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 14, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 14 and Lot 15, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 180.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 14 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 10.52 feet pass a point on the West line of gas pipeline easement and at 120.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 14, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 13;

THENCE, with the West line of Lot 14, and East line of Lot 13, parallel to the East line of Lot 22, North 09 Deg. 27 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest

corner of Lot 14, for the Northwest corner hereof, said point located on the South line of lake area;

THENCE, with North line of Lot 14 and South line of lake area, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 59.26 feet pass a point on the West line of gas pipeline easement and at 68.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 14, for the Northeast corner hereof, said point also being the Northwest corner of Lot 15;

THENCE, with the East line of Lot 14, and West Lot 15, South 18 Deg. 06 Min. 47 Sec. East, 112.23 feet to the POINT OF BEGINNING, containing 0.216 acres of land more or less.

TRACT XV:

DESCRIPTION OF A 0.220 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 15, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 15, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the common South corner between Lot 15 and Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 110.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point located on the North line of 50 foot Rio Red Circle (South);

THENCE, with South line of Lot 15 and North line of 50 foot Rio Red Circle (South) and the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 41.52 feet pass a point on the East line of gas pipeline easement and at 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 15, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 14;

THENCE, with the West line of Lot 15, and East line of Lot 14, North 18 Deg. 06 Min. 47 Sec. West, 112.23 feet to an iron rod w/MF cap set at the Northwest corner of Lot 15, for the Northwest corner hereof, said point located on the South line of Lot 19;

THENCE, with North line of Lot 15 and South line of Lot 19 and Lot 18, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, at 19.5 feet pass a point on the East line of gas pipeline easement and at 122.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 15, for the Northeast corner hereof, said point also being the Northwest corner of Lot 16;

THENCE, with the East line of Lot 15, and West Lot 16, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.220 acres of land more or less.

TRACT XVI:

DESCRIPTION OF A 0.207 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 16, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 16, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, from the Southeast corner of Lot 22, Ramseyer Gardens, said point being the intersection of the South line of 50 foot Rio Red Circle (South) with the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 16 and North line of 50 foot Rio Red Circle (South) and the

South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 16, for the Southwest corner hereof, said point also known as the Southeast corner of Lot 15;

THENCE, with the West line of Lot 16, and East line of Lot 15, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 16 for the for the Northwest corner hereof, said point located on the South line of Lot 18;

THENCE, with North line of Lot 16 and South line of Lots 18 and 17, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 90.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 16, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 16, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.207 acres of land more or less.

TRACT XVII:

DESCRIPTION OF A 0.195 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 17, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 17, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 20.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the West line of 40 foot Rio Grande Care Road;

THENCE, with South line of Lot 17 and North line of Lot 16 parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 85.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 17, for the Southwest corner hereof;

THENCE, with the West line of Lot 17, and East line of Lot 18, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 17, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 17 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 85.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 17, for the Northeast corner hereof, said point located on the West line of 40 foot Rio Grande Care Road;

THENCE, with the East line of Lot 17, and West line of 40 foot Rio Grande Care Road, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.195 acres of land more or less.

TRACT XVIII:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 18, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 18, Unit A, of Lakeview

Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 105.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 16;

THENCE, with South line of Lot 18 and North line of Lot 16 and Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 18, and East line of Lot 19, parallel to the East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 18, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East);

THENCE, with North line of Lot 18 and South line of 50 foot Rio Red Lane, parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to an iron rod w/MF cap set at the Northeast corner of Lot 18, for the Northeast corner hereof, said point also being the Northwest corner of Lot 17;

THENCE, with the East line of Lot 18, and West line of Lot 17, parallel to the East line of Lot 22, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XIX:

DESCRIPTION OF A 0.160 ACRE TRACT OF LAND OUT OF LOT 22, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 19, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Southeast corner of Lot 19, Unit A, of Lakeview Subdivision, (unrecorded), for the Southeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 175.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 100.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point being located on the North line of Lot 15;

THENCE, with South line of Lot 19 and North line of Lot 15, parallel to the South line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, at 26.73 feet pass a point on the East line of gas pipeline easement and at 57.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 18, for the Southwest corner hereof;

THENCE, with the West line of Lot 19, and East line of lake area, North 18 Deg. 06 Min. 47 Sec. West, 89.34 feet to an iron rod w/MF cap set at the Northwest corner of Lot 19, for the for the Northwest corner hereof, said point located on the South line of 50 foot Rio Red Lane (East), said point located on a 50 foot radius curve to the left;

THENCE, with the South line of Rio Red Lane (East), with said 50 foot radius curve to the left, at 33.68 feet pass a point on the East line of gas pipeline easement, thru a total arc of 83 Deg. 15 Min. 09 Sec. and arc length of 72.65 feet and cord bearing of North 81 Deg. 00 Min. 32 Sec. East, and cord length of 66.43 feet to an iron rod w/MF cap set, for end of curve and a point in the North line hereof;

THENCE, with North line of Lot 19 continuing with the South line of 50 foot Rio Red Lane (East), parallel to the South line of Lot 22, South 81 Deg. 06 Min. 43 Sec. East, 35.38 feet to an iron rod w/MF cap set at the Northeast corner of Lot 19, for the Northeast corner hereof, said point also being the Northwest corner of Lot 18;

THENCE, with the East line of Lot 19, and West line of Lot 18, parallel to the East line of Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, 100.00 feet to the POINT OF

BEGINNING, containing 0.160 acres of land more or less.

TRACT XX:

DESCRIPTION OF A 0.161 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 21, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 21, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located, North 81 Deg. 06 Min. 43 Sec. West, 90.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 21, Unit A, and West line of Lot 20, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 21, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with the South line of Lot 21, and North line of 50 foot Rio Red Lane (East), parallel to the North line of Lot 22, Ramseyer Gardens, North 81 Deg. 06 Min. 43 Sec. West, 70.0 feet to an iron rod w/MF cap set at the Southwest corner of Lot 21, Unit A, for the Southwest corner hereof, said point also being the Southeast corner of Lot 22, Unit A;

THENCE, with the West line of Lot 21, Unit A and East line of Lot 22, North 09 Deg. 29 Min. 17 Sec. East, at 50.0 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 100.0 feet to an iron rod w/MF cap set at the Northwest corner of Lot 21, for the Northwest corner hereof, said point located on the South line of Lot 25;

THENCE, with North line of Lot 21 and South line of Lot 25, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.161 acres of land more or less.

TRACT XXI:

DESCRIPTION OF A 0.156 ACRE TRACT OF LAND OUT OF LOT 22 AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 22, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 22, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located North 81 Deg. 06 Min. 43 Sec. West, 160.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 21;

THENCE, with the East line of Lot 22, Unit A, and West line of Lot 21, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens and at 100.0 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 22, Unit A, for the Southeast corner hereof, said point located on the North line of 50 foot Rio Red Lane (East);

THENCE, with The South line of Lot 22, Unit A, and North line of 50 foot Rio Red Lane, (East), parallel to the North line of Lot 22, North 81 Deg. 06 Min. 43 Sec. West, 50.48 feet to an iron rod w/MF cap set at the beginning of a 50 foot radius curve to the left, for a point in the South

line hereof;

THENCE, continuing with the South line of Lot 22, with said 50 foot curve to the left, thru an arc of 31 Deg. 33 Min. 12 Sec. and arc length of 27.54 feet, whence cord bears, North 36 Deg. 23 Min. 34 Sec. West, 27.19 feet to an iron rod w/MF cap set at the Southwest corner of Lot 22, Unit A, for the Southwest corner hereof, said point located at the Southeast corner of Lot 23;

THENCE, with the West line of Lot 22, Unit A and East line of Lot 23, Unit A, parallel to the East line of Lot 22 and 23, Ramseyer Gardens, North 09 Deg. 29 Min. 17 Sec. East, at 30.87 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set at the Northwest corner of Lot 22, for the Northwest corner hereof, said point located at the South line of Lot 26

THENCE, with North line of Lot 22 and South line of Lot 26, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, 70.0 feet to the POINT OF BEGINNING, containing 0.156 acres of land more or less.

TRACT XXII:

DESCRIPTION OF A 0.193 ACRE TRACT OF LAND OUT OF LOT 22, AND LOT 23, RAMSEYER GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID TRACT ALSO KNOWN AS LOT 23, OF THE UNRECORDED MAP OF LAKEVIEW SUBDIVISION, UNIT "A", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at an iron rod w/MF cap set at the Northeast corner of Lot 23, Unit A, Lakeview Subdivision, (unrecorded), for the Northeast corner of the following described Tract of land, said point located. North 81 Deg. 06 Min. 43 Sec. West, 230.0 feet, and North 09 Deg. 29 Min. 17 Sec. East 350.0 feet from the Southeast corner of Lot 22, Ramseyer Gardens, said point also being the Northwest corner of Lot 22;

THENCE, with the East line of Lot 23, Unit A, and West line of Lot 22, Unit A, parallel to the East line of Lot 23 and Lot 22, Ramseyer Gardens, South 09 Deg. 29 Min. 17 Sec. West, at 50 feet pass a point on the common line between Lot 23 and Lot 22, Ramseyer Gardens, and at 80.87 feet to an iron rod w/MF cap set, at the Southeast corner of Lot 23, for the Southeast corner hereof, said point located on the North line of Rio Red Lane (East), a 50 radius curve to the left;

THENCE, with the South line of Lot 23, with said 50 foot curve to the left, at 57.99 feet pass a point on the East line of gas pipeline easement and at a total arc thru an arc of 92 Deg. 27 Min. 10 Sec. and arc length of 80.68 feet, whence cord bears, South 81 Deg. 36 Min. 15 Sec. West, 72.21 feet to an iron rod w/MF cap set at the Southwest corner of Lot 23, Unit A, for the Southwest corner hereof, said point located on the East line of lake area;

THENCE, with the West line of Lot 23, Unit A, and East line of lake area, North 19 Deg. 27 Min. 41 Sec. West at 59.45 feet pass a point on the common line between Lot 22 and Lot 23, Ramseyer Gardens, and at 116.26 feet to an iron rod w/MF cap set at the Northwest corner of Lot 23, for the Northwest corner hereof, said point located on the South line of Lot 28

THENCE, with North line of Lot 23, Unit A, and South line of Lot 28 and Lot 27, Unit A, parallel to the South line of Lot 23, Ramseyer Gardens, South 81 Deg. 06 Min. 43 Sec. East, at 27.74 feet pass a point on the East line of gas pipeline easement, and at 125.0 feet to the POINT OF BEGINNING, containing 0.193 acres of land more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described

herein, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's Lien against and Superior Title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed will become absolute. The Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold, and conveyed to the payee of the Note, and the successors and assigns of the payee.

When the context requires, singular nouns and pronouns include the plural.

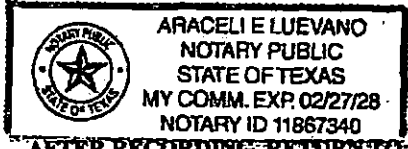
EXECUTED this 4th day of February, 2025.

Sivad Enterprise Inc., a Texas Corporation

By: [Signature]
Jerry C. Davis, President

THE STATE OF Texas §
COUNTY OF Hidalgo §

4th Before me, a Notary Public, the foregoing instrument was acknowledged on 4th day of February, 2025 by Jerry C. Davis, President for Sivad Enterprise Inc., a Texas Corporation who personally appeared before me, and who is known to me through Valid ID to be the person(s) who executed it for the purposes and consideration expressed therein, and in the capacity stated.



AFTER RECORDING, RETURN TO:

[Signature]
NOTARY PUBLIC, STATE OF
Texas

PREPARED IN THE LAW OFFICE OF
Shaddock & Associates, P. C.
2400 N. Dallas Parkway, Ste. 560
Plano, Texas 75093

PLANNING DEPT. PCT 3 CERTIFICATE OF PLAT & UTILITY STATUS		
	APPLICANT	APPLICATION NO.
1.	ADRIANA M. VENECIA	3-7099
2.		
3.		
4.		
5.		
6.		
7.		
	COMM. COURT: JUNE 10, 2025	



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 3-7099

HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

Name: Adriana M Venecia

Address: 722 El Sendero Dr

Sullivan City Tx
78595

Phone: 956 360 3142

Approved by Environmental Health:	Temporary Service	Final Service
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Authorized Signature	Authorized Signature	Authorized Signature
Inspection/Permit No:		<u>55916</u>
Date Approved:	<u>/ /</u>	<u>5/23/25</u>

Water Supplier: Agua SUD

Utility Provider: [] M.V.E.C. [X] AEP

Account/ESI No.: 100327894-
[] Temporary Pole [X] Permanent Service

regarding the land described as:

El Sendero Lt 1 Lot 46

on June 10th, 2025, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232.028(b):

Fill in "yes" or "no" in each blank

- yes A plat has been prepared;
- yes A plat has been reviewed and approved by the Commissioners Court;
- yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable;
- NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable;
- yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023;
- yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023.

(Date approved 5/12/1997);

(verified by [Signature]);

Sandra Carter

(verified by [Signature]);

(verified by [Signature]);

(verified by [Signature]);

Planning Department Authorized Signature

Hidalgo County Judge

Date 6/10/25

APPROVED BY
COMMISSIONERS COURT
ON: 6/10/25 BAS

ATTEST: [Signature]
Hidalgo County Clerk

Date 6/12/25



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

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Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 37099

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: Adriana M Venecia

Address: 722 El Sendero Dr.
Sullivan City Tx 78595

Phone: 956 360 3142

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

El Sendero Ut 1 Lot 410

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- Subdivider
- Owner of lot in subdivision
- Resident of lot in a subdivision
- Entity that provides utility service

X Adriana M Venecia
Requesting Party (Signature)

5-22-25
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

- Deed
- Executory Contract
- Lease
- Rent Receipt
- Affidavit
- Other (describe) copy of permit

.....
This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

5/22/25
Date

Jander Carter
County Official

GIFT DEED

June 1, 2022

Grantor: SERAPIO VENECIA and wife, ADRIANA M. VENECIA
Grantor's Address (including county):
PO BOX 206, La Grulla TX 78548
HIDALGO COUNTY

Grantee: SERAPIO VENECIA and wife, ADRIANA M. VENECIA
Grantee's Address (including county):
PO BOX 206, La Grulla TX 78548
HIDALGO COUNTY

Consideration: Love and Affection.

Property (including any improvements):
Lot 46 (forty-six), EL SENDERO SUBDIVISION UNIT NO. 1, Hidalgo County, Texas, according to the map or plat recorded in Volume 32, Page 79, Map Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

1. All prior oil, gas and other mineral reservations and/or conveyances.
2. Oil and gas lease of records, if any.
3. Rights, rules regulations and easements in favor of any water district in which the subject property may be located.
4. Building Restrictions of record, if any.
5. Easements or record and all visible easements.
6. Taxes from year 2022 and all subsequent years which grantee herein hereby assumes and agrees to pay.
7. All easements, restriction, set back lines, Drainage Swale requirements and other matters shown on the plat of the Subdivision recorded Volume 32, Page 79, of the Map Records of Hidalgo County, Texas.
8. The Building Restrictions for El Sendero filed for record in the Office of the County Clerk of Hidalgo, County.

Grantor, For the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to the Grantee and Grantee's heirs executors, administrators and successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the reservations from and exceptions to conveyance and warranty.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARE EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY. When the context requires, singular nouns and pronouns include the plural.

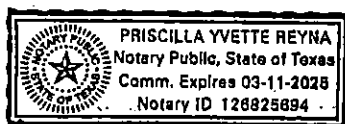
Serpio Venecia
Serapio Venecia

Adriana M Venecia
Adriana M. Venecia

ACKNOWLEDGEMENT

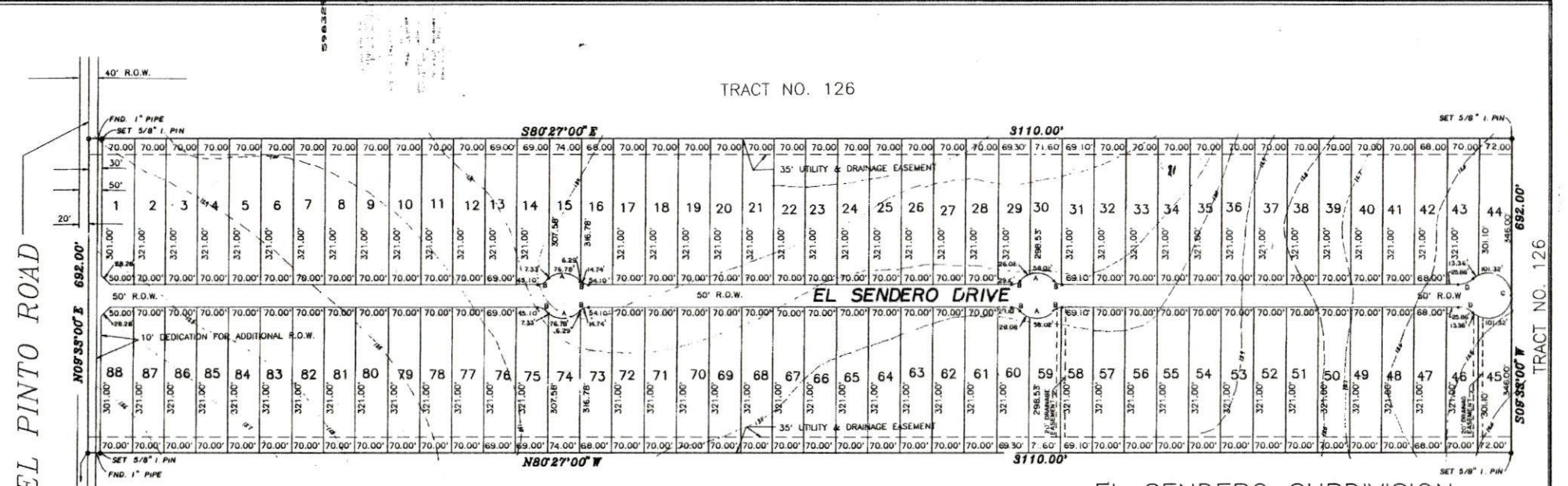
STATE OF TEXAS
COUNTY OF Hidalgo

This instrument was acknowledged before me on this the, 1st day of June, 2022 By
Serapio Venecia and wife Adriana M. Venecia



[Signature]
Notary Public
In and For the State of TEXAS

TRACT NO. 126



TRACT NO. 126

EL SENDERO SUBDIVISION UNIT 1

A 49.411 ACRE TRACT OF LAND OUT OF THE W.L. HART 849.15 ACRE TRACT IN TRACT NO. 126 OF PORCIONES 39 AND 40 AND SHARE NO. 3 OF PORCION 41 OF THE ANCIENT JURISDICTION OF REYNOSA, MEXICO, NOW HIDALGO COUNTY, TEXAS.

APPROVED FOR RECORDING
 HEDGECOCK PLANNING CENTER
 BY: *[Signature]*
 DATE: 1/14/95

GENERAL NOTES:

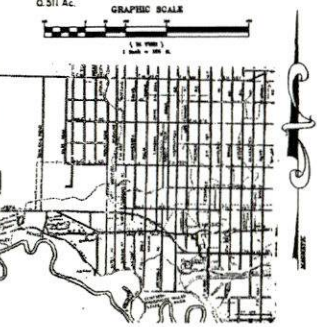
1. THIS SUBDIVISION IS IN ZONE "C" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0275 B REVISED JANUARY 2, 1981.
 2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE MEASURED AT THE TOP OF THE ROADWAY 4" AS MEASURED FROM THE CENTER OF EACH LOT.
 3. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET OF THIS SUBDIVISION.
 4. ONE SINGLE DWELLING UNIT SHALL BE PERMITTED PER LOT.
 5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 FRONT: 30.00 FEET
 SIDE: 10.00 FEET
 REAR: 20.00 FEET
 6. NO PERMANENT STRUCTURES SHALL BE BUILT OVER ANY DRAINAGE OR UTILITY EASEMENT.
 7. DRAINAGE SWALES BE MAINTAINED BY THE PROPERTY OWNER. NO IMPROVEMENTS SHALL BE PLACED OVER THE SWALES OR SWALES CANNOT BE FILLED WITH DIRT.
 8. LOTS 1 AND 86 SHALL HAVE ENTRANCE ONLY TO EL SENDERO DRIVE. TRV ACCESS FROM EL PINTO ROAD.
- All lots will be required to install a septic tank system in accordance with the Texas Department of Health and the Hidalgo County Health Department.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
A	30.00'	79.72'	47.88'	88.48°
B	30.00'	71.03'	11.18'	49.11°
C	30.00'	229.35'	56.89'	282.49°
D	30.00'	38.14'	18.90'	41.24°

LOT AREAS

LOT	AREA (Sq. Ft.)	AREA (Acres)
LOTS 2-12, 17-28, 32-41, 48-57, 61-72 and 77-87	24,473.00	0.558 ACRES
LOTS 14 and 75	22,043.00	0.506 AC.
LOTS 15 and 74	22,302.00	0.500 AC.
LOTS 16 and 73	21,809.00	0.501 AC.
LOTS 17 and 72	21,816.00	0.501 AC.
LOTS 29 and 61	21,836.00	0.501 AC.
LOTS 30 and 60	22,157.00	0.509 AC.
LOTS 43 and 46	42,309.00	0.962 AC.
LOTS 44 and 45	21,805.00	0.502 AC.
LOTS 48 and 47	22,157.00	0.509 AC.



STATE OF TEXAS
 COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS EL SENDERO SUBDIVISION UNIT 1 AN ADDITION TO THE COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE COUNTY OF HIDALGO, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE COUNTY OF HIDALGO.

I, RICARDO R. SALINAS, P.E. HEREBY CERTIFY THAT LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY PLAN FOR THE EL SENDERO SUBDIVISION UNIT 1, HIDALGO COUNTY, TEXAS. THE LA JOYA WATER SUPPLY CORPORATION IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT AREA INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE LA JOYA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THIS SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF ALL WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

RICARDO R. SALINAS P.E. NO. 21813
 LA JOYA WATER SUPPLY CORP. ENGINEER

STATE OF TEXAS
 COUNTY OF HIDALGO

I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

JAVIER HINOJOSA
 REGISTERED PROFESSIONAL ENGINEER No. 74806

STATE OF TEXAS
 COUNTY OF HIDALGO

I, LEO L. RODRIGUEZ, JR., A REGISTERED PUBLIC LAND SURVYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LEO L. RODRIGUEZ, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 2448

JAVIER HINOJOSA ENGINEERING
 CONSULTING ENGINEERS
 3827 N. 10TH STREET SUITE 101 WILLOW, TEXAS 75801
 PHONE (214) 688-1588



DATE OF PREPARATION: JANUARY 14, 1995



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-7099

Receipt No.: 038867

E4825-01-000-0046-00

Main Office 2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049
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VENECIA SERAPIO & ADRIANA M

711 EL SENDERO DR
SULLIVAN CITY, TX 78595

(956) 566-2430

(956) 566-2430

[1] Contractor: SELF

[2] Water System: Agua S.U.D.

[3] Class of Work: 25 Residential, new, Single Family Dwelling

[4] Size of Structure: 660Sq.Ft.

[5] Legal Description: EL SENDERO UT 1 LOT 46

[6] Location: EL PINTO RD AND EXWAY 83

[7] Sewage: N/A

[8] Construction Type: Wood

[9] Est. Cost of Construction: \$40000

[10] Flood Zone: Zone C

Community Panel Number: 4803340275B

Precinct: 3

Certification of Elevation Required: No

Setbacks: Front 20', Rear 35', Side 10', Side 10', Corner'

Special Conditions: **MUST COMPLY W/ALL COUNTY SETBACK AND REGULATIONS**

Description: Permit 3-7099

Price: \$200.00

Description: Penalty Fee

Price: \$100.00

Total Amount.....\$300.00

Method of Payment: Cash

Check/M.O.#:

Payment: \$300.00

Change Due: \$0.00

Application: sandra.cantu

Inspector: roy.cantu

Receipt: sandra.cantu

Sandra Cantu 2/5/2025

 Cashier Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.

Adriana M. Venecia
Signature of Owner or Applicant

2-5-2025
Date